



Statement of Environmental Effects

Proposed Gymnasium building and associated carpark

**Lot 3 DP 801418
4 Mill Close, Taree**

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1 Introduction

1.1 Overview of Proposal

This Statement of Environmental Effects (SEE) has been prepared for Ignite Sports Nutrition Taree and forms part of a development application to Midcoast Council for a proposed Gymnasium Building and associated carpark at 4 Mill Close, Taree.

1.2 Scope of Report

This report has been prepared to accompany the development application and provides information as required by Schedule 1 of the Environmental Planning and Assessment Regulation 2000. The report addresses matters that are required to be considered by the consent authority under the provisions of Section 79C of the Environmental Planning and Assessment Act 1979.

The statement of Environmental Effects provides:

- A description of the site.
- A description of the proposed development.
- A review of the statutory and non-statutory planning instruments applying to the land.
- A review of the environmental impacts of the proposed development through the use of available site information.
- A discussion of the suitability of the site for the development.
- A discussion of how the proposal relates to the public interest.

2 Site Analysis

This section contains a description of the following: The Locality; Site Description; Existing Character and Context; and Surrounding Road Network.

2.1 The Locality

The subject site is located in the industrial area of Taree and is approximately 1.5km north of Taree CBD and is located within the Local Government Area (LGA) of Midcoast Council.

The site in its regional context is shown in Figure 1 below.



FIGURE 1: SITE LOCALITY AND AERIAL PHOTOGRAPH (SOURCE: GOOGLE MAPS, 2024)

The site and surrounding area is depicted in Figures 2 and 3 below.



FIGURE 2: SITE LOCALITY PLAN (ZONING) (SOURCE: PLANNING PORTAL SPATIAL VIEWER, 2024)



FIGURE 3: SITE LOCALITY PLAN (SATELLITE) (SOURCE: SIX MAPS, 2024)

2.2 Site Description

The site comprises land described as Lot 3 DP 801418, 4 Mill Close, Taree. The site has an area of approximately 2,584sqm. The subject site is located on the western side of the cul-de-sac in Mill Close, Taree.

The site is zoned E3 Productive Support under the provisions of the Greater Taree Local Environmental Plan 2010 (LEP)

The predominant land use surrounding the site comprises industrial complexes.

The site currently is vacant with grass covering the entire area.

The site has direct access to Mill Close.

The land within the site has a gentle slope towards the south west corner.

The following photos depict the existing site conditions and adjacent properties.



PHOTO 1: LOOKING WEST TOWARD THE SITE FROM THE ROADWAY IN MILL CLOSE



PHOTO 2: ADJOINING SITES TO THE NORTH IN THE CUL-DE-SAC IN MILL CLOSE



PHOTO 3: LOOKING EAST FROM MILL CLOSE TO SITES ACROSS THE ROAD



PHOTO 4: ADJOINING PROPERTY TO THE SOUTH IN MILL CLOSE



PHOTO 5: ADJOINING SITE TO THE REAR – PHOTO TAKEN LOOKING EAST FROM WHITBRED STREET

2.3 Site Hazards

There are no known hazards affecting the subject land as per data provided by the planning portal Spatial Viewer.

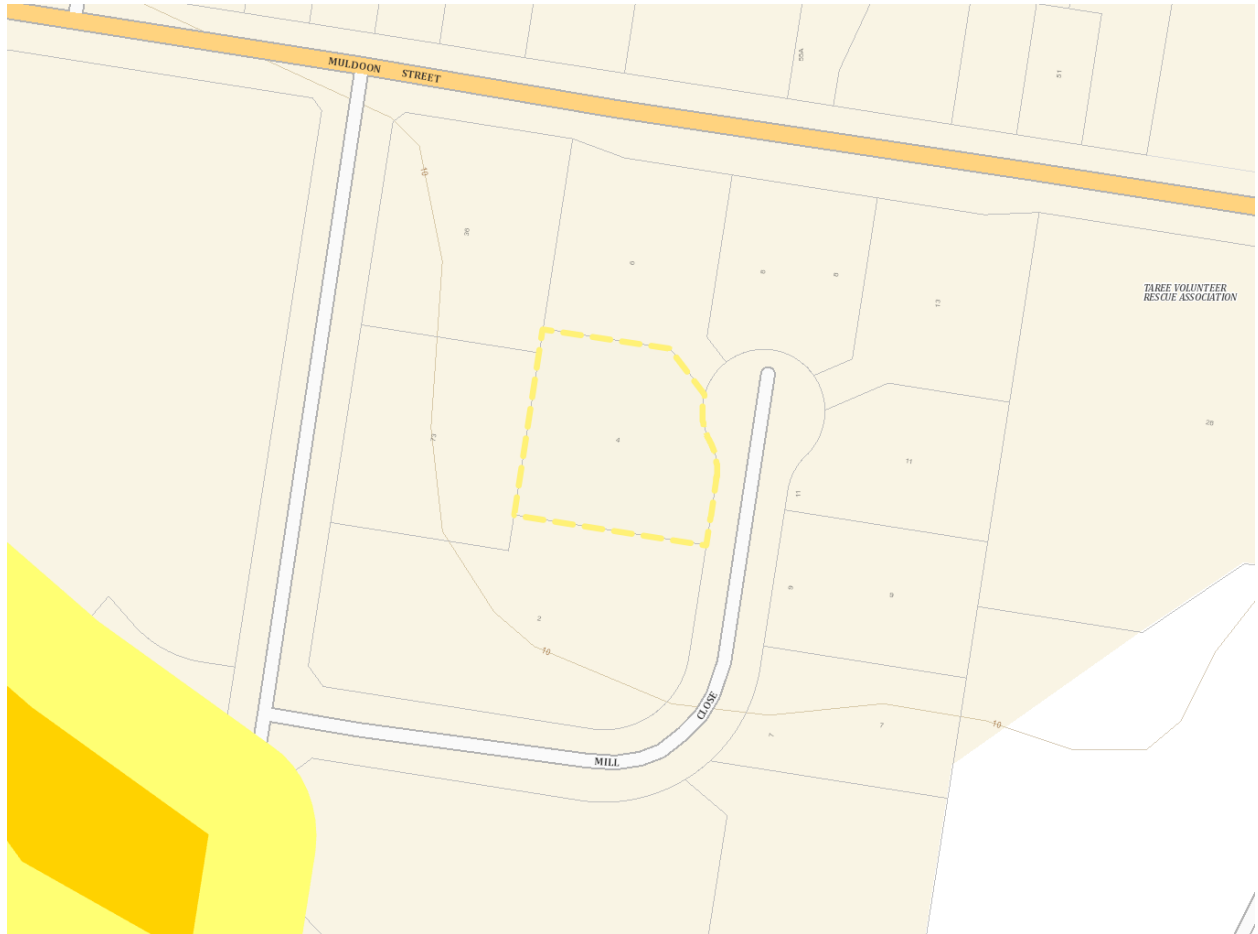


FIGURE 4: SITE HAZARDS MAP EXTRACT (SOURCE: PLANNING PORTAL SPATIAL VIEWER, 2024)

3 Details of the Proposal

The proposed development seeks consent to establish and operate a gymnasium building on the site.

The proposed development is shown on plans prepared by Onemile Designs Pty Ltd entitled Proposed Anytime Fitness, Lot 3 DP 801418, 4 Mill Close Taree NSW 2430 (Dated 13/12/2024) as per the following table

DRAWING No	DRAWING TITLE	REV
A001	COVER SHEET	DA01
A101	SITE PLAN	DA01
A102	GROUND FLOOR PLAN	DA01
A201	ELEVATIONS	DA01
A202	ELEVATIONS	DA01
A203	SECTIONS	DA01

3.1 Gymnasium Building

The proposed building has a gross floor area of approximately 813sqm. The building is 25m wide x 34m long with a height of 6.9m above natural ground level at the ridge. The finished floor level is approximately 1.7m above natural ground level at the highest point in the south west corner and comes level with the natural ground level in the norther east corner.

The proposed building will be setback approximately 12.15m minimum from the front boundary of the cul-de-sac in Mill Close and 11.2m generally along the straight boundary in Mill Close. The rear setback will be 3m and the southern side setback will be 3m. The northern side setback will be approximately 23m.

The proposed building will have colorbond cladding around all external walls and a colorbond roof.

It is proposed the gym will have 24-hour access.

3.2 Traffic and Access

The access to the site is provided via a 6m wide vehicle crossing located in the cul-de-sac of Mill Close. The driveway will be concrete and will have adequate access for passenger vehicles as well as larger commercial vehicles such as 8.8m long rigid trucks.

There is enough room within the driveway zone for an 8.8m truck to perform a three-point turn as depicted on the site plan.

Site parking is provided at a rate of one parking space per 25sqm of gross floor area. This equates to 33 parking spaces allocated with one parking space being accessible in accordance with AS/NZS 2890.1:2004 and AS2890.6 2009.

10 parking spaces are located in front of the building with a landscape buffer maintained along the front boundary. The remaining 23 parking spaces are located to the north of the building, as per the site plan.

3.4 Stormwater Management

Stormwater from the buildings and hardstand areas will be collected in a series of pits and pipes which will convey stormwater to an underground bioretention tank located under the carpark in the south east corner of the site and includes an overflow to the inter allotment drainage point located in the south west corner of the site.

A stormwater drainage design has been provided by Scott Harris & Associates and accompanies this report in the development application.

4 Planning Controls and Legislation

Pursuant to section 4.15(1)(a) of the EP&A Act, this section will assess the compliance with the planning controls applicable to the site pursuant to the relevant heads for consideration. The relevant controls include:

- Greater Taree Local Environmental Plan (LEP) 2010;
- Greater Taree Development Control Plan (DCP) 2010.

4.1 Greater Taree Local Environmental Plan (LEP) 2010

4.1.1 Development Control Table

The site is subject to the provisions of Greater Taree Local Environmental Plan 2010 (LEP). The land is zoned E3 – Productivity Support under the provisions of the LEP.

Under the provisions of the LEP, the proposed use would be defined as *recreation facilities (indoor)* as follows:

recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

Gymnasiums are listed in the E3 Development Control Table as a use which is permissible with the consent of Council.

Clause 2.3 of the LEP provides that Council must have regard to the objectives of the zone when determining a development application within that zone. The land use tables provide the following zone objectives for the E3 zone:

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.

- *To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.*
- *To provide opportunities for new and emerging light industries.*
- *To enable other land uses that provide facilities and services to meet the day-to-day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.*
- *To provide for residential uses, but only as part of mixed-use development.*

The proposed gymnasium is on a land use that is generally related to Productivity Support zones, being one of the few zones where such development is permitted. The proposed development is not contrary to any of the zone objectives.

4.1.2 Development Standards

The land is subject to the following development standards:

- Maximum Building Height – N/A
- Floor Space Ratio – 1.0:1

The proposed building has a maximum height of 6.9 metres above natural ground level.

The Floor Space Ratio of the buildings is in the order of 0.32:1 and would be well below the maximum FSR permissible for the site.

4.1.3 Miscellaneous and Local Provisions

Clause 7.1 of the LEP contains provisions dealing with Acid Sulfate Soils. The subject land contains areas mapped as Class 5 on the Acid Sulfate Soils Map.

Acid sulfate soils are not typically found in Class 5 areas. As such, the provisions relating to the Acid Sulfate Soils are not triggered by the proposed development.

4.2 Greater Taree Development Control Plan (DCP) 2010

Greater Taree Development Control Plan 2010 applies to the subject land. The following parts of the DCP are relevant to this proposal.

Part G – Car Parking and Access

The introduction to Part G provides general guidelines for parking and access.

G1.1 -Location of Driveways

The DCP requirements outline the need for a separate entry/exit where more than 50 parking spaces are provided.

The proposal only provides 33 parking spaces, so a combined entry/exit has been proposed

The DCP requires the driveway to be a minimum of 1m from side boundaries.

The proposed driveway is located around 1.5m from the side boundary, at the boundary line.

G1.2 – Service vehicle requirements

The DCP requires service vehicles should be considered within the design of the carpark and driveway area.

The proposed carpark and driveway have been designed to make an allowance for an 8.8m long service vehicle to enter the site, complete a 3-point turn and exit the site in a forward direction.

G3.1 – Parking requirements for specific land uses

The DCP requires 1 parking space for 25sqm of gross floor area within a Gymnasium.

Site parking is provided at a rate of one parking space per 25sqm of gross floor area. This equates to 33 parking spaces allocated with one parking space being accessible in accordance with AS/NZS 2890.1:2004 and AS2890.6 2009.

Part I – Commercial Requirements

The introduction to Part I provides the detailed guidelines for Commercial land and buildings. As the proposal is a commercial premises, the relevant controls have been considered in relation to the proposed Gymnasium.

I1 – General Controls

Function and Uses

The use of the proposal will be a gymnasium which will serve the needs of the local community.

Layout/Design

The proposed development is unlikely to create any noise emissions likely to disrupt the operation of surrounding premises.

The proposal is designed so that it addresses Mill Close.

There are no existing important views or vistas that would be impacted by the development.

Built Form & Appearance

The mass and scale of the proposed building is consistent with other buildings in Mill Close.

The site is adjacent to the cul-de-sac head at the northern end of Mill Close and is not visible unless viewing the building from the cul-de-sac head.

The building is proposed to be clad with vertical profile cladding. This is consistent with the cladding of the existing building on land to the south of the site.

The proposed building is to be constructed on new colorbond style metal sheeting that is to be complemented by appropriate signage and landscaping to provide an appropriate design to the development type.

The type of development does not require any notable site facilities. Space is provided on site for the waste storage bins, that will be screened from view.

In this manner, the proposed building will be compatible with the other buildings in the locality in terms of appearance, type, bulk and scale, design and character.

Pedestrian amenity

The proposed building will not overshadow or otherwise impact pedestrian amenity.

Public Domain

The site is located on Mill Close and is not in an area that has any notable pedestrian activity or pedestrian facilities. The proposed landscaping and signage are appropriate in the context of the surrounding area.

Parking and access

The development is a type that requires specific vehicular access and parking arrangements. Access ways have been specifically designed to be functional, safe and legible having regard to Section G of the DCP.

I2 – Landscaping

The existing site doesn't have any significant landscaping features that should be retained.

A landscaped garden strip is proposed between the car park and the front of the site along Mill close to soften the visual impact of the development. the plantings will be a combination of ground covers and low-level hedging to allow for casual surveillance to and from the proposed development.

The remaining undeveloped portions of the site will also be landscaped in a similar way to help with visual impact.

O – Signage & Advertising

Part O of the Greater Taree DCP 2010 contains objectives and performance criteria relating to signage and advertising in Business Zones of the local area.

There are no details of any signage proposed for the premises. Any signage would be installed as exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

5 Likely Environmental, Social & Economic Impacts

The subject land is currently vacant and no environmentally sensitive features are identified which require protection. The proposed development is generally well suited to other land uses by the surrounding properties. The proposal is unlikely to have significant impacts on the surrounding nature or built environment. Key issues are discussed below.

5.1 Soils

The land within the site is mapped as Class 5 Acid Sulfate Soils (ASS). The proposed development will not require an ASS Management Plan.

Mitigation measures to be implemented to avoid, minimise and mitigate impacts of the work will include:

Erosion and sediment control measures before and during and site works and revegetation of areas as soon as practical after completion of the development; and

Carrying out work during predominantly dry periods to limit potential excavations to the subject to inundation during prolonged rain events.

5.2 Flooding

The site is not mapped as being in a Flood Planning Area and does not appear to be subject to inundation due to local drainage.

5.3 Stormwater

The land within the site falls to the south-west which will facilitate stormwater from the finished development to be directed to the existing inter-allotment drainage which runs along the western boundary of the site.

It is expected that the development will incorporate stormwater detention prior to discharging to the inter-allotment drainage easement.

Detention will be designed prior to construction in accordance with any specific conditions of development consent that might be imposed.

The pavement design will be capable of incorporating overland floor routes with capacity to carry the difference between the design storm event and 1% AEP (100 year ARI) storm event without impacting on adjacent premises.

5.4 Noise

The proposed development will include a similar use to other business development in Mill Close and surrounds. The nearest residential receivers are located at least 250 metres north of the site.

The proposal is unlikely to have a potential to generate any noise that might be noticeable above existing background noise levels at any nearby sensitive receivers. Intermittent noise sources, such as vehicle movements would be unlikely to cause any offensive noise or exceed limits under the *NSW Noise Policy for Industry (NPMI)*.

5.5 Flora and Fauna

The subject land is clear of native vegetation. There will be no significant impacts on flora and fauna including species or communities listed under the *Biodiversity Conservation Act 2016*.

5.6 Aboriginal Cultural Heritage

The Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (the code) (DECCW, 2010) assists individuals and organisations to exercise due diligence when carrying out activities that may harm Aboriginal objects and to determine whether they should apply for consent in the form of an Aboriginal Heritage Impact Permit (AHIP).

A search of the Aboriginal Heritage Information Management System (AHIMS ID: 685601) concludes that there are no known records of Aboriginal sites or places within the immediate vicinity of the subject site. Based on the disturbed nature of the site, the presence of artifacts and/or sites of Aboriginal heritage value is unlikely.

5.7 Environmental Heritage

The site does not contain any known items of environmental heritage.

5.8 Traffic

The proposal will not generate high levels of traffic and appears capable of being serviced by the existing network.

5.9 Bushfire

The land within the site and surrounds is not mapped as bushfire prone land for the purposes of Section 10.3 of the EP&A Act.

6 Suitability for the site & Public Interest

The proposal is consistent with adopted planning instruments and policies, providing built form compatible with the prevailing pattern of development in Mill Close. The site is suitable for the proposal and the proposed development is consistent with the public interest.

7 Conclusion

The proposed development seeks consent to establish and operate a gymnasium premises

The use is permitted in the E3 Productivity Support under the provisions of the LEP and the proposal is consistent with the relevant zone objectives and requirements under the LEP.

The proposed development is consistent with the relevant provisions of the DCP including built form and car parking/access.

There are not likely to be any significant environmental impacts associated with the proposed development on the subject land that cannot be mitigated by conditions of consent relating to access, stormwater management and construction environmental management.

The site is suitable for the proposed development and the proposal does not raise any issues contrary to the public interest.