

The General Manager
MidCoast Council
PO Box 482
Taree NSW 2430

Dear Sir,

SUBJECT: STATEMENT OF ENVIRONMENTAL EFFECTS
PROJECT: DEVELOPMENT APPLICATION FOR LIGHTING ON BOWLING GREENS
CLUB OLD BAR, 1 BELFORD STREET, OLD BAR (LOTS 1,2, 27-30 SEC 8
DP21015)

1. Introduction

This Statement of Environmental Effects (SEE) has been prepared to accompany a Development Application for lighting on the bowling greens at 1 Belford Street, Old Bar (LOTS 1,2, 27-30 SEC 8 DP21015). The site of the proposed development is shown in **Figure 1**.

Figure 1 – Site Location

Source: MidCoast Council Online Mapping
North ^



STATEMENT OF ENVIRONMENTAL EFFECTS

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This SEE provides an assessment of the impacts of the proposed development. The land is zoned RE2 - Private Recreation under the provisions of Greater Taree Local Environmental Plan 2010 (LEP 2010). The existing bowling greens are defined as an outdoor recreational facility and is permissible in the RE2 Zone. The proposed lighting is ancillary to the bowling greens.

The subject land has a maximum building height of 8.5 metres. Clause 4.3 of LEP states:

4.3 Height of buildings

(1) The objectives of this clause are as follows—

(a) to ensure that the height of a building is appropriate for the site,

(b) to ensure that the height of a building complements the streetscape or rural character of the area in which the building is constructed.

A light pole is not considered to be a “building” and therefore the provisions of Clause 4.3 of LEP 2010 do not apply to the proposed development.

The decision-making process for the proposed use of the existing advertising sign 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 proposed development is not an integrated development and is not subject to **State Environmental Planning Policy (Resilience and Hazards) 2021**.

2. The Development

The development is for erection of five (5) 10 m high light poles around the perimeter of the existing bowling greens that front Belford Street. The location of the proposed poles is shown in **Figure 2**.

The main full-sized green (eastern side) will have four lights on four of the poles directed onto it. This will provide a light capacity of a minimum of 200lux, which is required by Bowls NSW and Bowls Australia for competition play. The secondary green (western side) and mini golf area will have three lights on three of the poles directed onto it.

The primary purpose of the proposed lights is to support the more senior players in the community with an option to avoid the sun and hot weather and bowls at night. The lights will also be used for children bowlers and their ‘Rookie Rollers’ competition that the club undertakes with the children.

It is proposed to operate the lights from 5pm to 9pm 7 days a week.

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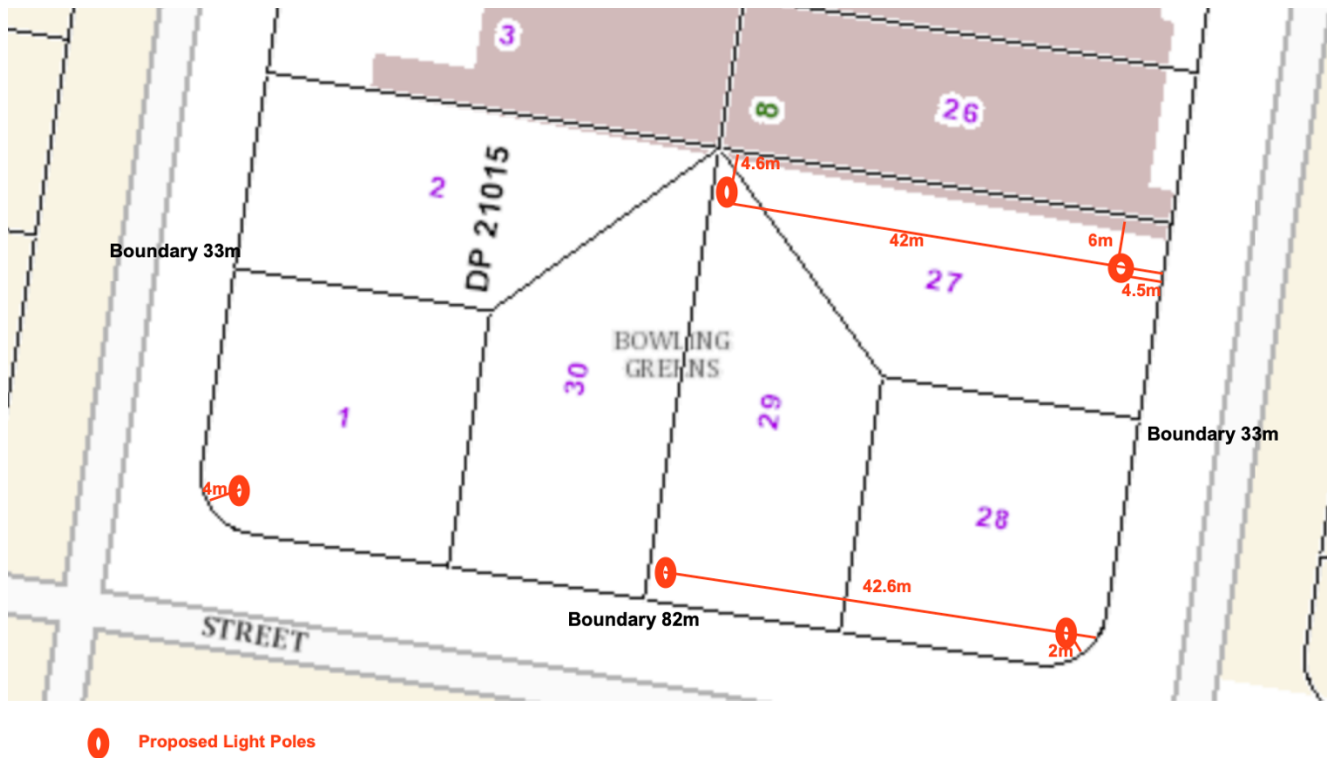
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Figure 2 – Light Pole Locations

Source: MidCoast Town Planning

North ^



Plans of the proposed development are provided with the development Application and include:

- A site plan.
- Details of the light structures proposed to be installed.
- A lighting plan that demonstrates that the lighting complies with AS/NZS 4282:2023 from an obtrusive light perspective and will have no adverse impact on surrounding residents.

3. Development Control Plan 2010 Provisions

There are no specific provisions of Manning Development Control Plan 2010 that applies to the proposed development.

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4. Environmental Assessment

Vegetation

There will be no trees removed for the proposed development.

Acid Sulfate Soils

There will be no disturbance of ASS soils necessary to complete the development.

Contamination

The subject land is not known to be contaminated.

Aboriginal Heritage

There are no known Aboriginal heritage items on the land.

Traffic

The proposed development will have no adverse traffic impact.

Flooding

The subject land is not classified as flood prone.

Visual Impact

The light poles are not visually obtrusive and is consistent with the environment in which it is located.

5. Conclusion

Information presented in this Statement of Environmental Effects indicates that the Development Application for lighting on bowling greens at 1 Belford Street, Old Bar (LOTS 1,2, 27-30 SEC 8 DP21015) is consistent with the relevant Local and State planning instruments. The potential impact of the development 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 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