

Statement of Environmental Effects

DA for Shed-36 Arkwright Crescent, Kolodong

Lot 1 Deposited Plan 264157

Prepared for:

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Internal:

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This report has been prepared by Colliers Engineering & Design Pty Ltd and has undergone a quality assurance review. The below signatures confirm review completion.

| Issue | Date | Author | Reviewed |
|-------|-----------|----------------|----------|
| A | 14/4/2025 | Linda Ferguson | A |
| B | 14/4/2025 | Amanda Kane | B |

1. Proposal

The Manning River Lions Club is seeking approval to construct a shed to securely store equipment essential for its community service activities. As a dedicated group of community-minded individuals, the Club is committed to supporting and serving the local community through various initiatives.

Mid-Coast Council has kindly proposed a location for the shed within their depot at 36 Arkwright Crescent, Taree. The Club is currently pursuing funding for the purchase and construction of the shed; however, approval of a Development Application is required to support this funding effort.

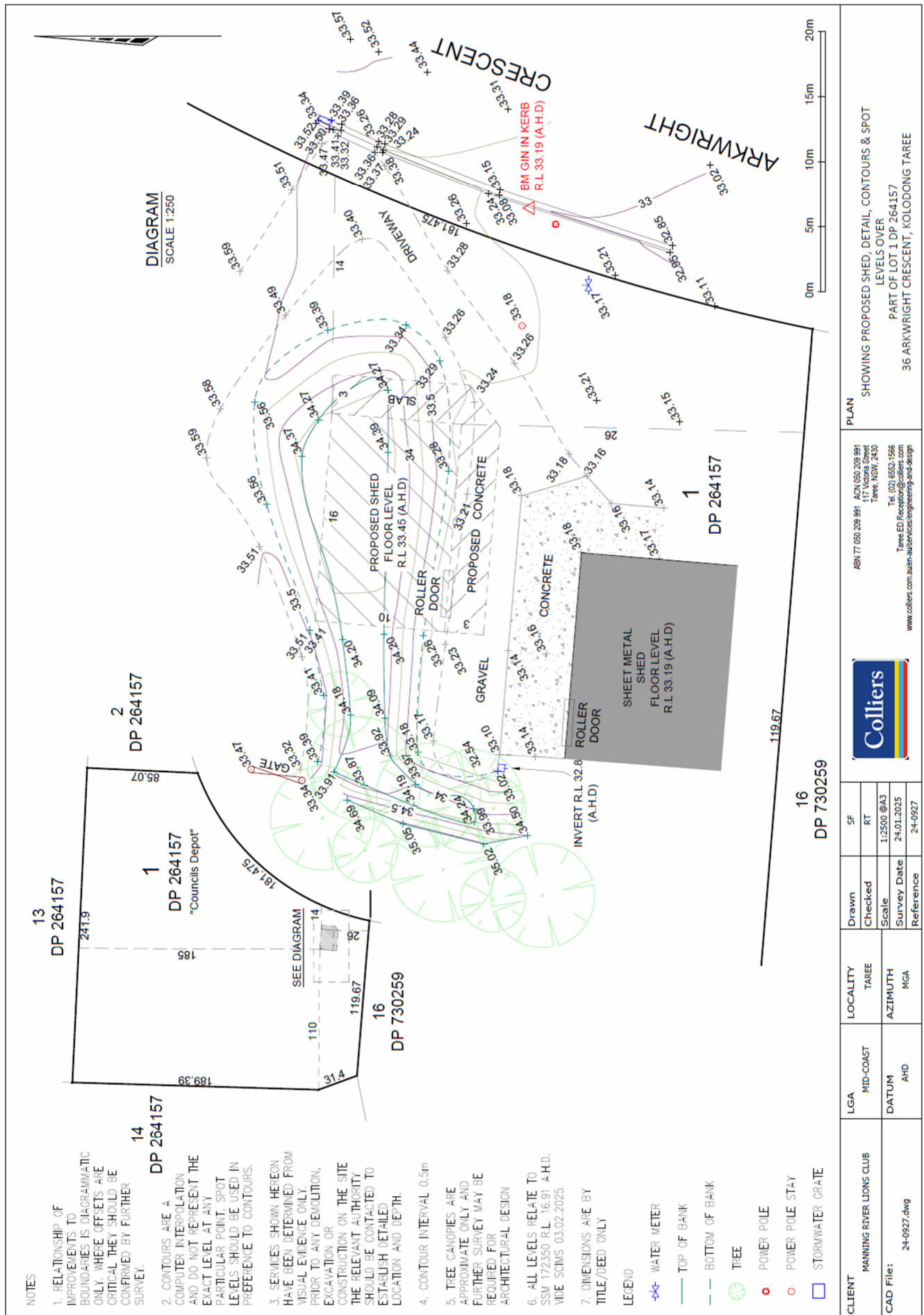
The proposed shed will have a total floor area of 160m², with 3-meter-wide concrete apron areas at the front and eastern side. It is planned to be located 185 meters from the northern boundary, 110 meters from the western boundary, 14 meters from the eastern boundary, and 26 meters from the southern boundary, as shown in the attached plan and Figure 1. Additionally, the shed will be situated 10 meters from the existing Rotary shed, which features 5-meter concrete apron areas. There will be a 2-meter gap between the existing apron area of the Rotary shed and the proposed 3-meter apron of the new shed.

The shed will be accessed using the existing driveway leading to the Rotary Shed, which integrates seamlessly with the wider access network. The driveway provides sufficient space for vehicle maneuverability, allowing for smooth entry, exit, and turning.

The accompanying shed plan set proposes detailed specifications, including dimensions, height, elevations, materials, and footings.

This Statement of Environmental Effects has been prepared to firstly outline the overall key controls and existing environment for the land and secondly addressing the legislation and controls relevant to the proposal.

Figure 1 – Proposed location of shed



2. KEY CONTROLS

Key controls are summarised in the table below.

Table 1 – Summary of Key Controls

| LGA | MID-COAST COUNCIL |
|---|--|
| Principal Environmental Planning Instrument (EPI) | Greater Taree Local Environment Plan 2010 |
| Principal Development Control Plan | Greater Taree Development Control Plan 2010 |
| Total Site Area (Approx.) | 4.293 ha |
| Zoning & Minimum Lot Size | E4 – General Industrial |
| Floor Space Ratio | Does Not Apply |
| Maximum Building Height | Does Not Apply |
| Bushfire Prone | Yes – however the proposal is for a non-habitable storage shed that is located well over 6m from any dwellings. Given this the requirement for a bushfire assessment report does not apply in this instance. |
| Heritage Affected | Does Not Apply |
| Flooding | Yes |
| Acid Sulfate Soils | No |
| Proposed Development | Storage shed |

3. EXISTING ENVIRONMENT

Table 2 contains a description of the site.

Figure 2 provides an aerial view of the site and Figure 3 provides a cadastral view of the site.

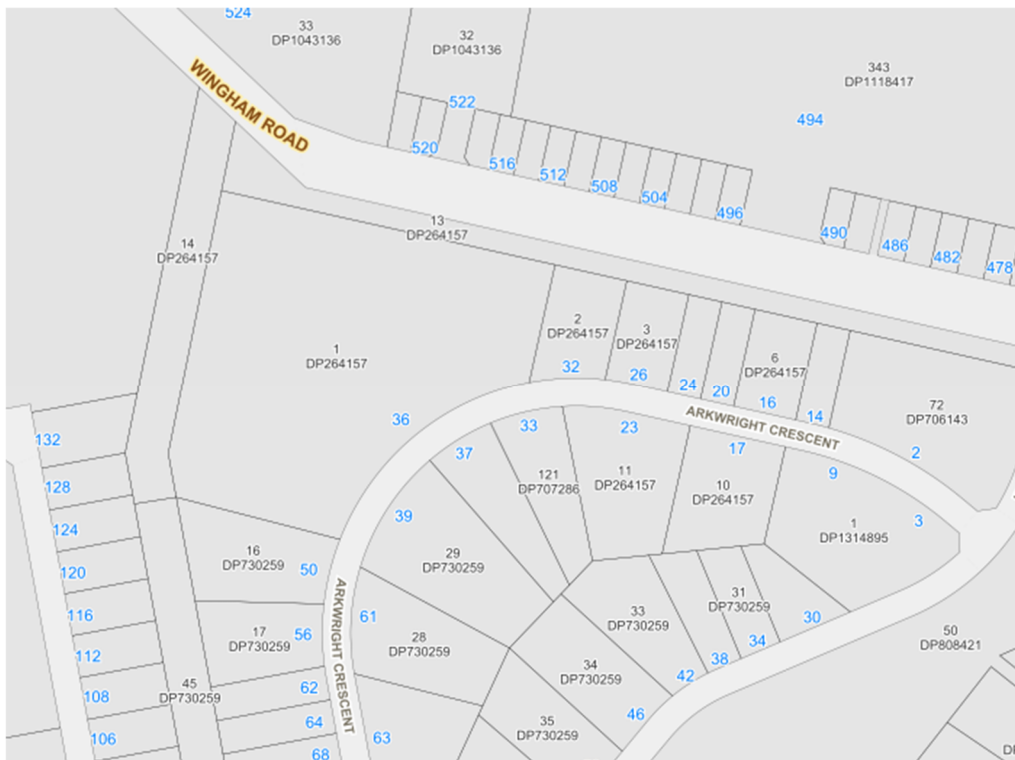
Table 2: Site details

| ITEM | DESCRIPTION |
|----------------------------------|---|
| Registered Owner/s | The Council of the City of Greater Taree – Appendix A |
| Lots and DP's | Lot 1 DP7264157 |
| Address/es | 36 Arkwright Crescent |
| Easements/restrictions/covenants | NIL |

Figure 2 – Aerial view (Source-Nearmap.com)



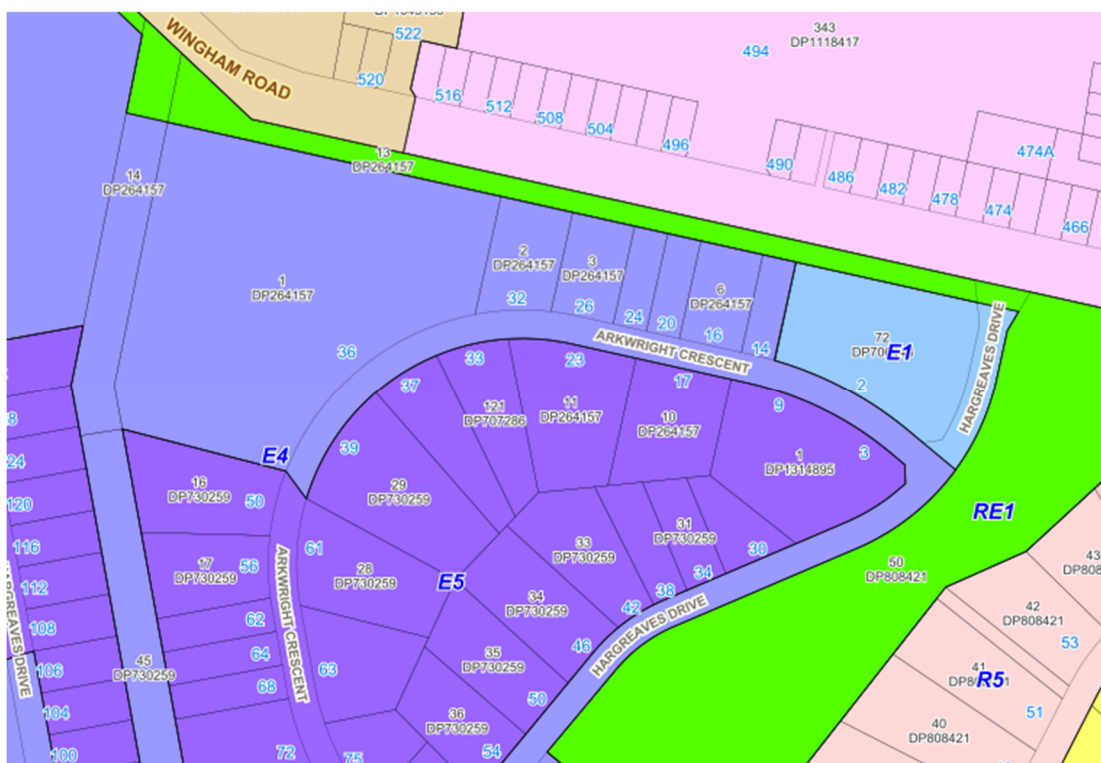
Figure 3 – Cadastral View (Source-Nearmap.com)



4. GREATER TAREE LOCAL ENVIRONMENTAL PLAN 2010

Greater Taree Local Environment Plan 2010 applies to all development in the Manning Region of Mid-Coast Council Local Government Area. In accordance with Greater Taree LEP 2010 the existing lot is zoned E4 General Industrial, as shown in Figure 3 below.

Figure 4 – Zoning (Source-MidCoast Council online Mapping)



| <i>E4 General Industrial</i> | |
|--|---|
| <i>Objectives of the zone</i> | |
| <i>To provide a range of industrial, warehouse, logistics and related land uses.</i> | This application will provide the Lions Club with a secure location to store their equipment safely, empowering them to assist the community effectively. By doing so, it will support a range of community-related land uses. |
| | |
| <i>To ensure the efficient and viable use of land for industrial uses.</i> | This application will strategically enable the Lions Club to store their equipment securely, ensuring they can provide essential services to the community in an efficient and viable manner. |
| <i>To minimise any adverse effect of industry on other land use</i> | There will be no adverse impact of industrial activities on other land uses. The location has been strategically chosen within the secure area of the Council depot to ensure its ongoing and efficient use for future generations. |
| <i>To encourage employment opportunities.</i> | The shed will enable and enhance the Lions Club ability to play a vital role in encouraging employment opportunities by supporting community-driven initiatives and fostering local development. |
| | |
| <i>To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers</i> | The Lions Club can utilize the shed to enable limited non-industrial land uses by providing a secure and functional space to store equipment essential for their community services. This storage solution allows them to efficiently organize and deliver facilities and services that address the needs of businesses and workers.. |
| | |
| <i>To encourage innovation and sustainability in industry.</i> | The shed itself may not directly promote innovation and sustainability within the industry, but it will serve as a valuable resource for the Lions Club to support these efforts. |

Therefore under both the E4 General Industrial zone the proposal is consistent with the objectives of the zone and therefore permitted with consent.

5. GREATER TAREE DEVELOPMENT CONTROL PLAN 2010

Greater Taree Development Control Plan (DCP) applies to all the land in the Manning Region of Mid-Coast Council Local Government Area. The relevant issues raised with the DCP are discussed below.

Part K Industrial development - Objectives

The shed meets the objectives of the zone as it:

- will meet the needs of the community
- is designed to align with the existing development and land use, ensuring it is positioned and constructed in a way that minimises environmental impact.
- it is consistent with the Rotary shed already in the immediate vicinity and will be used for the same purposes, ensuring it is consistent with the existing development & landscape of the locality
- is designed to ensures a sympathetic relationship with the surrounding streetscape, landscape and use.
- it will use the existing access and provide adequate onsite parking and maneuvering space.
- Is strategically positioned to be both convenient and unobtrusive,
- will enable the Lions Club to undertake various activities that contribute to the community's orderly development and economic growth

Part K1 – Key Considerations

The proposed development has been designed to consider key site features, ensuring its placement minimizes disruption while integrating effectively with the surrounding environment and existing use. Access to water and appropriate essential services can be provided with water tanks to help support stormwater management and drainage requirements. The layout facilitates smooth access, parking, and transport. The bulk and scale of the building is content with the existing, ensuring that it blends with the surrounding development.

Part K2 – General industrial controls

The proposal is not for a showroom, shop or retail outlet, it is simply to enable the Lions Club to safely store their equipment.

Part K4 – Building requirements

K4.1 Building setbacks

The proposed setbacks are;

- 185 meters from the northern boundary,
- 110 meters from the western boundary,
- 14 meters from the eastern boundary,
- 26 meters from the southern boundary, and
- 10 meters from the existing Rotary shed.

K4.2 Building design and materials

The accompanying plans outline the building design and materials, confirming a functional form that serves the purpose of equipment storage. It is deemed consistent with the surrounding urban environment.

K4.3 Safety, security and entrances

The existing front entrance of the Rotary Shed is proposed to remain in use, offering easily identifiable access. Locating the shed within the Council's land depot is considered desirable, as it ensures the shed benefits from the safety and security provided by Council-owned property.

K4.4 Safety, security and entrances

No additional landscaping is required, as the shed will be seamlessly integrated into the existing surrounding landscape. Its placement ensures it naturally aligns with the environment, maintaining the area's current aesthetic without the need for further modifications.

K5 Ancillary requirements - objectives

While no signage is required due to the shed's storage-only purpose, a small sign could be placed on the shed for identification and recognition purposes. This would ensure it is easily distinguishable within the area while maintaining its functionality.

K5.1 Storage

The primary aim of the shed is to provide secure indoor storage, ensuring equipment is safely housed and protected from external elements.

K6 Site management requirements

K6.1 Car parking and access

The existing access to the site will provide adequate entry, maneuverability, and parking, ensuring there is ample space for the loading and unloading of storage equipment. All activities will take place on-site near the shed, preventing any spillover onto the street and maintaining efficient operations within the property boundaries

K6.2 Car parking and access

No onsite caretaker is required or proposed.

6. BIODIVERSITY CONSERVATION ACT & REGULATION

The Biodiversity Conservation Regulation sets out threshold levels to establish if the Biodiversity Offset Scheme 2017 is being triggered by a local development application. There are 2 components within Sections 7.1 to 7.3 of the Biodiversity Conservation Regulations 2017 that need to be considered to establish if the Biodiversity Offset Scheme is being triggered:

1. The amount of Native Vegetation being cleared in relation to total lot size, and,
2. Whether the subject land is mapped on the Biodiversity Map.

The Biodiversity Offset Scheme Entry Threshold Tool provides a tool to calculate the area of impact that any future buildings, clearing, access roads and driveways, asset protection zones, clearing associated with any infrastructure required and any fencing. In relation to the above components and this local development application:

1. The storage shed is not located within Biodiversity Mapped land.
2. A Biodiversity Values Map and Threshold Report accompanies this application, as Appendix B which confirms that the threshold is not exceeded.

We therefore submit that the proposed storage shed does not require a BDAR report as it does not exceed the threshold and is not located within Biodiversity Value mapped land.

Section 7.30 of the Biodiversity Conservation Act 2016 provides a test for determining whether this local development application is likely to significantly affect threatened species or ecological communities, or their habitats.

Therefore, in accordance with the 5 points of this test this local development application;

- 1) will not place any species at risk of further extinction,
- 2) will have no additional impact on any endangered ecological communities,
- 3) no critical habitat is being removed,
- 4) will not have an impact on any declared area of outstanding biodiversity value as there is no mapped biodiversity land.

is not part of a key threatening process nor will it increase the impact of a key threatening process

7. STATE ENVIROMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2021

The land is located within the Mid-Coast Council area which is listed in Schedule 1 of the SEPP and within the North Coast Koala Management area and therefore the SEPP applies to this application. The land does not have an approved Koala Plan of Management and is not core Koala Habitat, according to Greater Taree City Council Koala Mapping.

We therefore submit that the proposed subdivision is permitted under the SEPP with no requirement for a Koala Plan of Management as there is no impact on Koalas or their habitat.

7. CONCLUSION

In conclusion, the shed adheres to all relevant controls and standards, ensuring its compliance with regulations. Additionally, it will serve as a valuable resource for the community, facilitating various activities and initiatives through the Lions Club.

APPENDIX A – CERTIFICATE OF TITLE



**LAND
REGISTRY
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

Title Search

Information Provided Through
Aussearch
Ph. 02 9129 6777

FOLIO: 1/264157

| SEARCH DATE ----- | TIME ---- | EDITION NO ----- | DATE ---- |
|----------------------|--------------|---------------------|--------------|
| 14/4/2025 | 10:51 AM | - | - |

VOL 15073 FOL 28 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 264157
AT HAPPY VALLEY
LOCAL GOVERNMENT AREA MID-COAST
PARISH OF TAREE COUNTY OF MACQUARIE
TITLE DIAGRAM DP264157

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF GREATER TAREE

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

APPENDIX B – Biodiversity



Department of Planning and Environment

Biodiversity Values Map and Threshold Report

This report is generated using the Biodiversity Values Map and Threshold (BMAT) tool. The BMAT tool is used by proponents to supply evidence to your local council to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required under [the Biodiversity Conservation Regulation 2017 \(Cl. 7.2 & 7.3\)](#).

The report provides results for the proposed development footprint area identified by the user and displayed within the blue boundary on the map.

There are two pathways for determining whether a BDAR is required for the proposed development:

1. Is there Biodiversity Values Mapping?
2. Is the 'clearing of native vegetation area threshold' exceeded?

| Biodiversity Values Map and Threshold Report | | |
|---|---|--------------------|
| Date of Report Generation | | 14/04/2025 1:19 PM |
| 1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3) | | |
| 1.1 | Does the development Footprint intersect with BV mapping? | no |
| 1.2 | Was <u>ALL</u> BV Mapping within the development footprint added in the last 90 days? (dark purple mapping only, no light purple mapping present) | no |
| 1.3 | Date of expiry of dark purple 90 day mapping | N/A |
| 1.4 | Is the Biodiversity Values Map threshold exceeded? | no |
| 2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2) | | |
| 2.1 | Size of the development or clearing footprint | 275.9 sqm |
| 2.2 | Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint) | 154.1 sqm |
| 2.3 | Method for determining Minimum Lot Size | Lot size |
| 2.4 | Minimum Lot Size (10,000sqm = 1ha) | 42,929 sqm |
| 2.5 | Area Clearing Threshold (10,000sqm = 1ha) | 5,000 sqm |
| 2.6 | Does the estimate exceed the Area Clearing Threshold? (NVACE results are an estimate and can be reviewed using the Guidance) | no |
| REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area? (Your local council will determine if a BDAR is required) | | no |



What do I do with this report?

- If the result above indicates the BOS Threshold has been exceeded, your local council **may require** a Biodiversity Development Assessment Report with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>.
- If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is "likely to significantly affect threatened species" as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.
- If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.
- If **all** Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

For more detailed advice about actions required, refer to the **Interpreting the evaluation report** section of the [Biodiversity Values Map Threshold Tool User Guide](#).

Review Options:

- If you believe the Biodiversity Values mapping is incorrect please refer to our [BV Map Review webpage](#) for further information.
- If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the [Guide for reviewing area clearing threshold results from the BMAT Tool](#).

Acknowledgement

I, as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature: _____

(Typing your name in the signature field will be considered as your signature for the purposes of this form)

Date: _____

14/04/2025 01:19 PM



Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The BV map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Scheme applies to a clearing or development proposal. You have used the Threshold Tool in the map viewer to generate this BV Threshold Report for your nominated area. This report calculates results for your proposed development footprint and indicates whether Council may require you to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

What's new? For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the [Biodiversity Values Map webpage](#).

Map Review: Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the [Biodiversity Values Map Review webpage](#).

If you need help using this map tool see our [Biodiversity Values Map and Threshold Tool User Guide](#) or contact the Map Review Team at map.review@environment.nsw.gov.au or on 1800 001 490.

Biodiversity Values Map



244.7 0 122.33 244.7 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days
- Native Vegetation Area Clearing Estimate (NVACE)
- Development area selected by proponent

14/04/2025 01:19 PM

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Imagery © Airbus DS/Spot Image 2016

© NSW Department of Customer Service, Basemaps 2019

© NSW Department of Planning and Environment

The results provided in this tool are generated using the best available mapping and knowledge of species habitat requirements.

This map is valid as at the date the report was generated. Checking the [Biodiversity Values Map viewer](#) for mapping updates is recommended.

