

STATEMENT OF ENVIRONMENTAL EFFECTS

to accompany a

Development Application

**for Industrial Development including
subdivision**

on

Lot 6 DP 271474 and Lot 7 DP 271474

10-12/91 Gardiner Street Rutherford

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Industrial Development including Subdivision

Document Status

Version	Description	Author	Issue Date
V1		TG	June 2024

CONTENTS

1.	INTRODUCTION	4
2.	THE SITE.....	5
3.	BACKGROUND	6
4.	PROPOSED DEVELOPMENT	7
5.	ACCESS AND TRAFFIC	9
6.	PRIVACY, VIEWS AND OVERSHADOWING.....	10
7.	AIR AND NOISE.....	10
8.	SOIL AND WATER.....	11
9.	HERITAGE	11
10.	ENERGY.....	12
11.	WASTE.....	12
12.	HAZARDOUS SUBSTANCES.....	12
13.	STATUTORY PLANNING PROVISIONS.....	12
13.1.	State Environment Planning Policies	12
13.2	Integrated Development.....	12
13.3	Maitland Local Environmental Plan 2011	13
13.4	Maitland Development Control Plan 2011	17
14.	ENVIRONMENTAL IMPACTS ON BOTH THE NATURAL AND BUILT ENVIRONMENTS, SOCIAL AND ECONOMIC IMPACTS IN THE LOCALITY.....	19
14.1.	Existing Character and Amenity.....	19
14.2.	Access & Traffic	19

14.3.	Flora & Fauna	19
14.4.	Bushfire	19
14.5.	Social and Economic Impacts	20
15.	LIKELY IMPACTS OF THE DEVELOPMENT	20
16.	CUMULATIVE IMPACTS	21
17.	SUITABILITY OF THE SITE FOR THE PROPOSAL	21
18.	THE PUBLIC INTEREST	22
19.	SUMMARY	22

APPENDIX A – Waste Management Plan

1. INTRODUCTION

The following Statement of Environmental Effects has been prepared to assist Maitland City Council in the processing of the attached development application for an industrial development and subdivision of Lot 6 DP271474, 10/91 Gardiner Street and Lot 7 DP 271474, 12/91 Gardiner Street Rutherford.

This Statement of Environmental Effects (SoEE) has been prepared to support a development application for the construction and use of eight (8) buildings (Buildings A – H) containing fourteen (14) industrial units with storage mezzanines, amenities, car parking, driveways, signage, associated site works, precinct subdivision and strata subdivision to be constructed at Lot 6 DP271474, 10/91 Gardiner Street and Lot 7 DP 271474, 12/91 Gardiner Street Rutherford.

The proposal includes:

- Site works and civil works including earthworks, construction of proposed driveways, parking areas, drainage, utility services and site infrastructure including landscaping;
- Construction and use of eight (8) buildings (Buildings A – H) containing fourteen (14) warehouse units;
- Signage; and,
- Precinct Subdivision and Strata Subdivision.

Buildings A- F will contain mezzanine floor areas. All buildings will contain amenities and a kitchenette.

The buildings will be used for light industrial land uses with storage on the mezzanine floor areas.

The buildings will be constructed in a combination of precast concrete and colorbond wall panels with roller doors and doors for access.

Access to the subject site is via an existing right of carriageway from Gardiner Street.

The land is zoned E4 General Industrial pursuant to Maitland Local Environmental Plan (LEP) 2011. The proposed development is consistent with Council's objectives as contained within the LEP and the development principles contained within the Maitland Development Control Plan 2011.

This report is structured to facilitate a logical understanding of the proposed development, an identification of the key issues, and a summary assessment of the proposed development. The development proposal has taken into account the Environmental Planning and Assessment Act 1979, the Maitland Local Environmental Plan 2011 and the Maitland Development Control Plan 2011.

2. THE SITE

This development application applies to the land identified as Lots 6 DP 271474 and Lot 7 DP 271474, 10-12/ 91 Gardiner Street Rutherford.

The site is located south of the current limit of Gardiner Street where the road ends in a cul-de-sac. An existing driveway currently provides access into the site in accordance with DA 2019/1049.

The site is cleared.

Industrial land adjoins the site with the Great Northern Railway located to the south of the site.

An aerial photo of the site is shown in Figure 1 below.

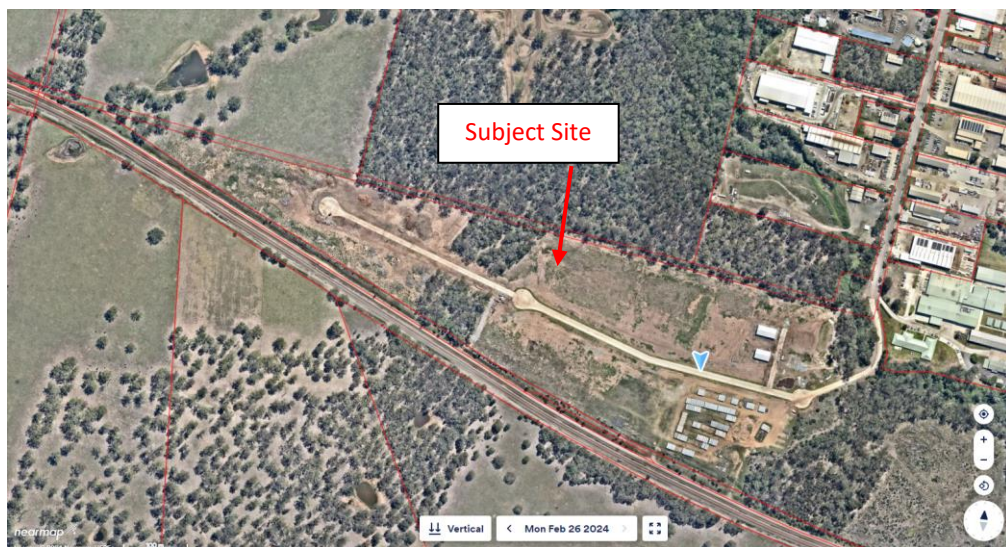


Figure 1 – Aerial Locality Plan (Six Maps 2023)

There are no known geotechnical hazards associated with this site. The site is not contaminated land.

The site is not located in a Heritage Conservation Area and does not contain an item of Heritage Significance. The 'Government Railway', local heritage item 119 is situated south of the site.

The site is not located within a Mine Subsidence District and the proposal does not require referral to the Mine Subsidence Board.

The subject site and surrounding lands are zoned E4 General Industrial pursuant to Maitland LEP 2011.

The land is identified as bushfire prone. A copy of the bushfire prone land map is shown below in Figure 2.



Figure 2 – Bushfire Prone Map (Source: MCC 2023)

3. BACKGROUND

On 13th November 2007, Maitland Council approved DA07-1067 for an Industrial Subdivision (57 Lots) on the subject land.

CC 08-0133 for Stage 1 – Road and Drainage Works – extension of Gardiner Road Rutherford was approved by Council on 19th March 2008.

On 1st July 2020, Maitland City Council approved DA/2019/1049 Community Title Subdivision – One (1) Lot into Four (4) Lots. On 20th April 2022, an application to modify this consent to amend the lot boundaries and lot sizes was approved by Council.

DA/2021/1314 for the Community Title Subdivision of proposed Lot 2 (created pursuant to DA 2019/1049) into twelve (12) lots was approved by Council on 19th April 2022. This development application proposes the erection and use of an industrial development on Lots 6 and 7 which were created as a result of DA/2021/1314. Refer to Figure 3 below of DA2021/1314.

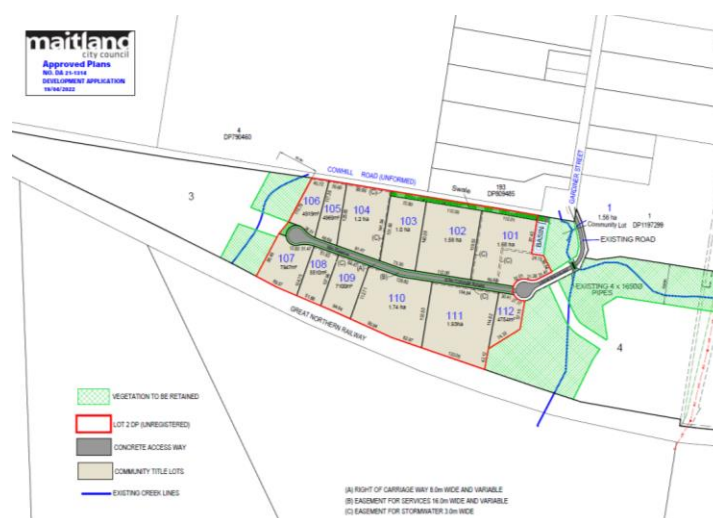


Figure 3 – DA 2021/1314 approved subdivision plan

4. PROPOSED DEVELOPMENT

The proposal involves the construction and use of eight (8) buildings (Buildings A – H) containing fourteen (14) industrial units with storage mezzanines, amenities, car parking, driveways, signage, associated site works, precinct subdivision and strata subdivision to be constructed at Lot 6 DP271474, 10/91 Gardiner Street and Lot 7 DP 271474, 12/91 Gardiner Street Rutherford. including:

- Preparatory site works and civil works including stormwater infrastructure and retaining walls;
- Erection of eight (8) industrial buildings comprising:
 - Fourteen (14) units with ancillary amenities and kitchenette;
 - Mezzanine floor areas in Buildings A-F.
- All buildings on site are less than 7.5m to the ridgeline;
- The buildings will be constructed of a combination of precast concrete and colorbond wall panel with a colorbond roof sheet in colours shown on elevations attached;
- Fifty-seven (57) car parking spaces including eight (8) accessible parking spaces will be provided;
- Construction of driveways, parking areas and pathways;
- Fencing and gates;
- Landscaping and associated green elements;
- Signage;
- Precinct subdivision of two (2) lots into eight (8) lots with Lot 1 comprising the driveway; and,
- Strata subdivision of one (1) lot into eight (8) lots.

Access to the site is via an existing driveway from Gardiner Street approved under DA 2021/1314.

Operation Details

No tenants are currently proposed for the site.

Staff

Staff numbers and roles will vary with staff to be employed on site on a full time, part time or casual basis.

Hours of Operation

It is proposed to operate the site 24 hours a day, seven days a week.

Deliveries

Deliveries to the site will be via a 12.5 m rigid vehicle and 8.8m service vehicle. A garbage truck will also be able to access the site. A vehicle movement plan is attached.

Access and Parking

Two (2) driveways are proposed from the existing driveway constructed as part of the subdivision of the land.

All vehicles will be able to enter and exit the site in a forward direction.

Car parking will be provided on site with fifty seven (57) car parking spaces and eight (8) accessible spaces available.

It is expected that the proposed access and parking arrangements will be more than adequate to cater for the needs of future staff and customers.

Landscaping

Landscaping will be provided on site as shown on the plans attached.

Amenity

The proposed industrial buildings are entirely appropriate within this context, being sympathetic in architectural design and scale to surrounding development and anticipated future use. The buildings are well-designed industrial buildings purpose built for an industrial users. The development proposes a mixture of colours on the external façade to provide further interest and compliance with Maitland City Council requirements.

The scale of the industrial site will be softened through the use of landscape features at the front boundary such as vegetation planting in the setback areas.

It is considered that the proposed development is in keeping with the desired industrial character of the area and will provide high levels of amenity from within the site and when viewed externally.

Stormwater

Stormwater plans are attached in support of the proposed development.

Waste

Operational waste will be managed through a contracted waste disposal service for general waste and recycling waste.

Waste bins will be located within each unit. Waste will be collected weekly.

A waste management plan is included as **Appendix A**.

Signage

Business identification signage is proposed on the elevations of each building/unit. Pylon sign/signage panel signs at the driveway entrances as shown on the plans attached are also proposed.

Subdivision

The proposal includes the Precinct Subdivision of two (2) lots into eight (8) lots with Lot 1 comprising the driveway into the site from the Gardiner Street driveway.

It is also proposed to strata subdivide a lot (Lot 8) created in the Precinct plan into eight (8) strata titled lots.

5. ACCESS AND TRAFFIC

There is good visibility within the industrial area, facilitated by wide roads and building setbacks, as well as clear access via an existing driveway onto Gardiner Street. All vehicles will be able to enter and exit in a forward direction.

5.1 Car Park Calculations

The proposal will provide a total of fifty-seven (57) car parking spaces.

The following table gives a calculation of the car park requirement for this development.

Table 1: Car Parking calculations

Description	Area	Rate	Car Spaces Required
Industry	3674m ²	1 space per 75m ²	48.8
Storage	608m ²	1 space per 300m ²	2
Total			50.8

A total of fifty-one (51) car parking spaces are required for this proposal. Fifty-seven (57) car parking spaces including eight (8) car parking spaces for disabled persons will also be provided on the site. These car parking spaces are provided in accordance with AS4299 and AS2890.1.

5.2 Traffic Generation

The facility has the capacity to handle all delivery vehicles on the site at any one time and also manage all employee and customer vehicles. The vehicle manoeuvring plan attached shows a 12.5m medium rigid and 8.8m service vehicle able to manoeuvre on site.

The traffic generated by this proposal is in line with the design of the surrounding industrial road system and it is expected that the additional traffic load that will be placed on the road system will be able to be catered for.

5.3 Manoeuvring of Vehicles and Loading & Unloading Facilities

All vehicles will be able to enter and exit in a forward direction. The truck movement plan attached shows the manoeuvring of vehicles on site, including the largest vehicle being a 12.5m vehicle.

5.4 Conflicts between vehicles and pedestrians

No conflicts are expected as the driveway will provide clear access for all vehicles entering and exiting the site. No pedestrians are expected to visit the site.

6. PRIVACY, VIEWS AND OVERSHADOWING

This is an industrial development. No visual privacy issues exist.

An increase in traffic noise may be expected from the site as a result of the proposed development. All such impacts such as employee and trucks manoeuvring have been anticipated in the site's current zoning, and the layout of the approved industrial area. All noise will be at an acceptable scale for industrial use.

There will be no adverse impacts on views from adjoining or nearby properties for this industrial zoned site.

There are no adverse effects from overshadowing on adjoining lots as a result of this proposal.

7. AIR AND NOISE

There are no existing sources of odour, smoke or fumes that are considered to potentially affect the amenity of the proposal.

Existing noise sources near the site include road noise and noise from nearby industrial use.

Construction hours	7AM to 6PM Monday to Friday 8AM to 1PM Saturday
Type of equipment	Pengo drilling rig, crane, trucks as required, excavator, electric power tools.
Comment	None of the anticipated activities will adversely affect adjoining properties.

Machinery anticipated to be used on site includes a forklift, tools and machinery. The site is located in an industrial area and this machinery is typical for this type of land use.

No offensive noise is anticipated to be emitted from the site. All such impacts have been anticipated in the site's current zoning, and the layout of the approved industrial area. No specific noise reduction measures are considered necessary.

8. SOIL AND WATER

8.1 Reticulated Supply

A water supply system will be installed in compliance with the requirements of Hunter Water Corporation. A Section 50 application has been made for the property and HW will issue the Notice of Requirements for this proposal.

8.2 Sewer Management

A sewer drainage system for the buildings is proposed to be connected to Hunter Water's sewer mains.

8.3 Water Efficiency

It is proposed to utilise water efficient toilets and aerators on bathroom hand basins and lunchroom sink units. The toilets proposed for the development will have a minimum of AAA rating. A rainwater collection system is proposed to provide water for flushing of toilets.

8.4 Landscaping

The landscaping proposed for this development will feature landscaping along the front setback area and within the development.

Landscaping is in scale and context with the proposed development, with landscaping located along the road frontage of the site to enhance the appearance and integration of the development with the streetscape.

Plant species proposed include drought tolerant plants and Australian natives.

The landscaping proposed will improve the visual amenity of this industrial development in this location.

The landscaping proposed compliments the scale and context of the proposed development.

8.5 Erosion and Sediment Control

See Erosion and Sediment Control Plan (ESCP) prepared by GCA Engineering Solutions. ESCP measures include silt fencing and shaker humps to control the potential stormwater flows off site prior to completion of development works.

9. HERITAGE

'Government Railway', local heritage item 119 is situated south of the site.

The proposal will not demolish, alter, disturb or excavate the Government Railway or its surrounds. No work is proposed on or within the vicinity of the railway. The proposal will not affect the heritage significance of the item.

10. ENERGY

The buildings will comply with the requirements of Part J of the Building Code of Australia. Such compliance includes insulation of walls and ceilings / roofs, glazing compliance and complying air conditioning systems (where required).

11. WASTE

Commercial waste bins will be located within each unit and will be serviced weekly. Waste includes general and recyclable waste.

The proposal will comply with Council's requirements for the management of waste including storage, handling and disposal of waste on site. As required by the Development Control Plan chapter 'Site Waste Minimisation and Management', a Waste Management Plan has been prepared and is included in **Appendix A**.

12. HAZARDOUS SUBSTANCES

No hazardous substances are proposed to be stored on site. Small amounts of petrol, diesel, oils, painting products, thinners and cleaning products may be stored on mobile bunds and in a bunded container.

13. STATUTORY PLANNING PROVISIONS

13.1. STATE ENVIRONMENT PLANNING POLICIES

There are no State Environmental Planning Policies relevant to the assessment and consideration of this development application.

13.2 INTEGRATED DEVELOPMENT

Pursuant to Section 4.46 of the EP & A Act 1979, this development application is not integrated development.

13.3 MAITLAND LOCAL ENVIRONMENTAL PLAN 2011

The subject site is zoned E4 General Industrial pursuant to Maitland LEP 2011. A copy of the zoning map is shown as **Figure 4 - Zoning Map**.

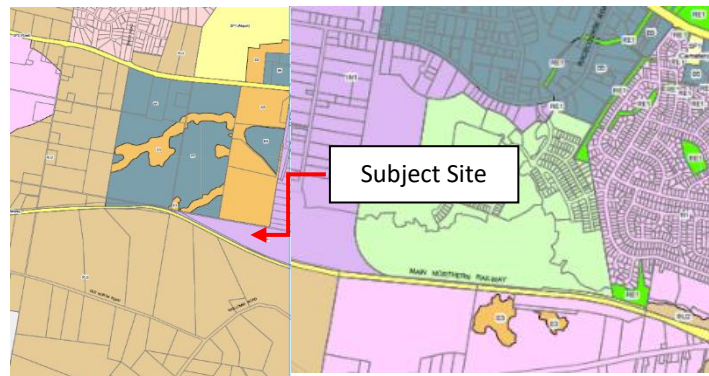


Figure 4 - Zoning Map (Source: Maitland LEP 2011)

The objectives of the E4 General Industrial zone are:

- *To provide a range of industrial, warehouse, logistics and related land uses.*
- *To ensure the efficient and viable use of land for industrial uses.*
- *To minimise any adverse effect of industry on other land uses.*
- *To encourage employment opportunities.*
- *To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.*

The proposed development is in accordance with the objectives and provisions of the E4 General Industrial zone.

The proposal involves the erection and use of eight (8) industrial buildings on the site containing fourteen (14) industrial units to be used for industrial land uses.

The proposal meets the objectives of the zone by enabling an industrial use on the site. The use will not adversely impact other land uses. The proposal is an industrial land use located in an industrial area.

The proposal will encourage employment opportunities during construction of the facility and ongoing employment once the site is operational.

The proposal will contribute to the range of industrial uses currently located in this industrial area. The proposed use will support and protect industrial land for industrial uses.

The development is located within convenient distances of the urban centres of the city, transport nodes and in close proximity to the residential areas to provide service and employment opportunities.

The site is located close to the main arterial roads of Rutherford and the Hunter Expressway which allows efficient transportation linkages to and from the site.

The level of impact from the proposed facility is conducive to an industrial area. Impact from the development such as noise, air quality, traffic, parking and landscaping have been taken into consideration to minimise conflict between land uses within the zone and with adjoining zones. The proposal will not have an adverse impact on the adjoining land uses.

The use of the site for industrial use meets the objectives of the E4 General Industrial zone.

“Light Industry” is defined in Maitland LEP 2011 as:

***light industry** means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following—*

(a) high technology industry,

(b) home industry,

(c) artisan food and drink industry.

Note—Light industries are a type of industry—see the definition of that term in this Dictionary.

“Industrial activity” is defined in Maitland LEP 2011 as:

***industrial activity** means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.*

Processes proposed to be occurring on site include industrial activities with ancillary storage.

The proposal is permissible with Council consent.

Subdivision

Clause 2.6 of the Maitland LEP 2011 refers to Subdivision. Clause 2.6 states:

2.6 Subdivision – consent requirements

(1) Land to which this Plan applies may be subdivided, but only with development consent.

Note-

If a subdivision is identified as exempt development in an applicable environmental planning instrument, such as this Plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, the Act enables it to be carried out without development consent.

(2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.

Note-

The definition of secondary dwelling in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.

The proposal seeks Council's consent for the subdivision of the land into an eight (8) lot Precinct subdivision and eight (8) lot Strata subdivision.

Clause 4.1 Minimum subdivision lot size

The site is not identified on the Lot size map. The proposed lot sizes are considered appropriate for the subject area.

Clause 4.1AA Minimum subdivision lot size for community title schemes.

The land is zoned E4 General Industrial. This clause is not applicable to this zone.

Clause 4.3 Height of Buildings

The site is not identified on the Building Height Map pursuant to Maitland LEP 2011.

The buildings on site vary in height with a maximum height of 7.5m to the ridgeline proposed for the tallest building on site and is considered appropriate for the subject area.

Clause 4.4 Floor space ratio

The site is not identified on the Floor Space Ratio Map pursuant to Maitland LEP 2011.

Clause 4.6 Exceptions to development standards

Clause 4.6 allows for flexibility in applying certain development standards. A variation to the development standards is not required for this development.

Part 5 Miscellaneous provisions

Clause 5.10 Heritage Conservation

Clause 5.10(5)(C) of Maitland LE 2011 refers to the development of land within the vicinity of a heritage item.

The site is not located in a Heritage Conservation Area and does not contain an item of Heritage Significance. However, the 'Government Railway', local heritage item 119 is situated south of the site.

The proposal will not demolish, alter, disturb or excavate the Government Railway or its surrounds. No work is proposed on or within the vicinity of the railway. The proposal is for storage of demountable classrooms on existing gravel hardstand.

The proposal will not affect the heritage significance of the item.

Part 7 Additional local provisions - generally

Clause 7.1 Acid Sulphate Soils

The development site is not identified on Council's Acid Sulphate Soil Map as being located on land potentially containing Acid Sulphate Soils. Refer to **Figure 5** below.

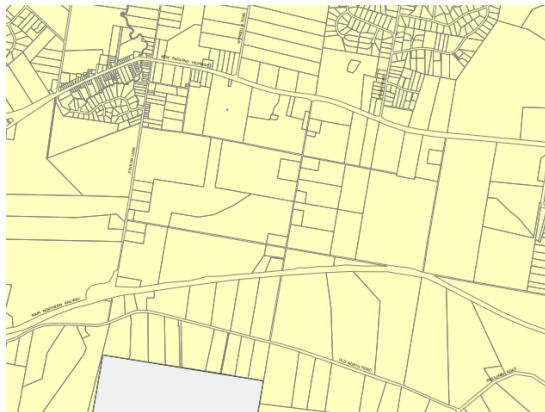


Figure 5 – Acid Sulphate Map (Source: Maitland LEP 2011)

Clause 7.2 Earthworks

Clause 7.2 of Maitland LEP 2011 refer to Earthworks. The objectives of clause 7.2 is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring sites, cultural or heritage items or features of the surrounding land.

The required earthworks are not considered significant and will be keeping with the existing industrial context. An Erosion and Sediment Control Plan has been included with the Engineering plans attached.

Clause 7.4 Riparian land and watercourses

The development site is not identified on the riparian land and watercourses map. Refer to **Figure 6** below.



Figure 6 – Riparian land and watercourse Map (Source: Maitland LEP 2011)

13.4 MAITLAND DEVELOPMENT CONTROL PLAN 2011

The Maitland Development Control Plan (DCP) 2011 provides all relevant guidelines to enable preparation of a DA for assessment by Council.

Part B Environmental Guidelines

B6 Waste Not – Site Waste Minimisation and Management

The proposal will comply with Council's requirements for the management of waste for the construction and use of the premises. As required by the Development Control Plan Section C.5 Waste Management, a Site Waste Minimisation and Management Plan has been prepared and is included in Appendix A.

Part C Design Guidelines

C.1 Accessible Living

The proposal provides access to all people through the provision of accessible parking facilities and amenities.

C.5 Industrial Land

The proposal meets the development standards contained within the DCP. The buildings will be constructed of a combination of precast concrete and colorbond wall panel with a colorbond roof. The materials and colours chosen for this development are in accordance with the plans attached.

The proposal will contribute positively to the public domain.

The proposal is setback 5m from the existing driveway on Gardiner Street. A landscape plan is attached with landscaping proposed within the setback area.

Direct access to the site is available from the existing driveway which has direct access to Gardiner Street. Loading and unloading will occur wholly on site and will not create conflicts with parking areas.

The maximum height of the proposed buildings to the ridgeline is 7.5 metres.

Signage is proposed as shown on the plans attached including signage on the elevations of the buildings and a pylon sign/signage panel sign proposed at the driveway entrances.

In accordance with the DCP, an erosion and sediment control plan has been prepared and submitted with this application.

The proposal complies with the requirements of C.5 Industrial Land.

C.6 Outdoor Advertising

Business identification signage is proposed on the front elevation of each building and a pylon sign/signage panel sign at the driveway entrance as shown on the plans attached. The proposal complies with the requirements of C.6 Outdoor Advertising.

C.10 – Subdivision

The DCP contains Council's requirements for designing subdivisions. The proposed subdivision fulfils the objectives of the Plan by promoting the efficient use of an increasingly limited land resource in Maitland. The proposal complies with the DCP as follows:

- The land does not contain any heritage items, buildings with heritage significance nor is the land located in a conservation area. There are no known or potential archaeological relics on the site.
- The site is not subject to flooding.
- The land is not subject to landslip, land contamination or any other hazards.
- The proposed lot sizes and shapes are appropriate to their proposed use as required by Maitland LEP 2011 and Maitland DCP 2011.
- A drainage plan is submitted with this application that complies with the requirements of the DCP.
- The proposal complies with landscape, streetscape and visual impact requirements of the DCP. Existing vegetation along Morpeth Road will be retained. Direct road access is available to each proposed lot.
- Electricity, water, sewer, telecommunications and drainage will be provided to both lots. A section 50 certificate will be sought for the subdivision certificate stage of the proposal.

C.11 – Vehicular Access & Car Parking

Refer to DCP assessment above.

14. ENVIRONMENTAL IMPACTS ON BOTH THE NATURAL AND BUILT ENVIRONMENTS, SOCIAL AND ECONOMIC IMPACTS IN THE LOCALITY

14.1. EXISTING CHARACTER AND AMENITY

The subject site is located within the Rutherford Industrial Estate. The proposed industrial development will maintain the character of the industrial area with industrial buildings located nearby on adjoining properties.

14.2. ACCESS & TRAFFIC

The proposed development will result in an increase in traffic through the industrial area.

It is not anticipated that the proposal will have any significant impact on the existing traffic arrangement.

14.3. FLORA & FAUNA

No significant trees or vegetation exists on the land. The site has been previously cleared. The proposal will have no impact on flora and fauna.

14.4. BUSHFIRE

The site has been mapped as Bushfire Prone Land Vegetation. The land is zoned E4 General Industrial Land. A bushfire investigation to determine potential bushfire consideration has been undertaken over the subject land.

The 'Planning for Bushfire Protection' (PBP) applies to all "development applications" on land that is classified as "bush fire prone land" (BPL) identified on a council's BPL map. The proposal is an industrial development and is not captured under Section 4.13 of the EP and A Act 1979 or Section 100B of the Rural Fires Act 1997. Being an industrial development, provisions of the PBP (RFS 2019) do not strictly apply. However, applications for developments which are not residential or rural residential subdivision, the aims/objectives of PBP apply. Consent can be determined by the Council without the need to refer the development application to the RFS.

The land is zoned E4 General Industrial and is currently cleared vacant industrial land. Industrial lots surround the site. All vegetation has been cleared from those industrial lots.

The proposal involves the construction of an industrial facility consisting of eight (8) industrial buildings containing fourteen (14) units, driveways, car parking, landscaping, signage and associated site works. The buildings have been designed and will be constructed to reduce the risk of ignition in the event of a fire. Design features of the buildings include precast concrete and colorbond wall panelling, metal roof cladding and external concrete pavements. The site will have direct access to Gardiner Street.

This bushfire assessment has shown that as a result of the construction standards and specific features of the site, the bushfire threat for the site has been considered. A combination of the design and type of the buildings, construction standards, contribute to the amelioration of the potential impact of any bushfire upon this site.

14.5. SOCIAL AND ECONOMIC IMPACTS

The development will not have any adverse social or economic impacts.

The construction of the facility will provide employment opportunities to the Maitland community. The facility will also provide employment opportunities once the site is operational.

The proposal will increase the level of activity in and around the Industrial Park therefore enhancing public safety and assist in reducing crime.

The proposal will contribute to the payment of section 7.12 developer contributions which will provide additional services in the locality.

The proposal will provide a positive socio-economic impact.

15. LIKELY IMPACTS OF THE DEVELOPMENT

The proposal involves the erection and use of eight (8) industrial buildings on the site containing fourteen (14) units, ancillary amenities, driveways, car parking, signage, associated site works and subdivision.

The proposed development has been designed to minimise impacts on the natural environment where possible. Cut and fill has been minimised where possible and is not considered excessive. The impact on the natural environment will be minimal.

The proposed buildings are comparable to the existing industrial buildings located within this area. Access onto the site will be from a recently created driveway which was constructed as part of the subdivision of the land. All vehicles will be able to enter and exit the site in a forward direction. All car parking will be provided on site.

The proposed buildings and future uses will not have any adverse impacts in this location. The proposal is considered compatible with the existing area being an industrial area for industrial uses. The proposal will not affect the visual, acoustic, recreational or social amenity of any neighbouring property or business.

The proposal will not cause excessive overshadowing within the subject or adjoining lots.

The proposal will not create any negative impacts on the public domain within the locality.

The proposal will not affect any flora or fauna on site. The site is currently vacant and cleared.

The proposal will not create or permit any adverse impacts on air or microclimate of the area. The development will not create any adverse impacts on the soil, surface water or ground water of the area.

The proposed buildings will not create any additional adverse noise impacts in the area or adverse impacts from the generation of waste. The uses proposed will operate during typical operating hours and will provide a service to the Maitland LGA.

The proposal is generally consistent with the objectives and development controls contained within the various environmental planning instruments and development control plans that apply to the site. The proposed development will not create any additional negative impacts on the environment or the locality. The facility will promote economic viability in this Industrial Estate and will provide employment opportunities to residents within Maitland LGA.

16. CUMULATIVE IMPACTS

The area contains a mixture of industrial uses. The proposed development and its environmental impacts have been investigated and addressed in this Statement of Environmental Effects. The site is cleared and there will be no long term or irreparable impact on the natural environment.

Impacts on the natural and built environment are appropriate and acceptable for the nature and scale of this development.

No foreseeable cumulative impacts are expected as a result of the proposed development.

17. SUITABILITY OF THE SITE FOR THE PROPOSAL

The proposal represents an appropriate use of the site and will provide employment opportunities as a result of the construction of buildings through to ongoing employment once the site becomes operational. The proposal will not generate any offensive noise, it will not generate unreasonable volumes of traffic and it will not result in water or air pollution.

The proposed industrial facility is considered to be suitable for the subject site for the following reasons:

- The site is located in the E4 General Industrial zone that permits the proposed development;
- The proposal complies with the requirements of Council's Development Control Plan;
- The proposal complies with the aims and objectives of Maitland LEP 2011 and Maitland DCP 2011.
- The site is suitably located and consistent with the adjoining development in the immediate area;
- The proposal will have no adverse impacts on the locality including traffic impacts or environmental impacts; and,
- The development will not have any adverse impact on the adjoining area.

The proposed buildings are therefore considered suitable for the subject site.

18. THE PUBLIC INTEREST

Public interest is best served by the orderly and economic use of land for purposes permissible under the relevant planning regime and in accordance with prevailing development controls. The development is permissible and is consistent with strategic policies specific to the site, in particular Maitland DCP 2011.

The proposed development will provide service and employment opportunities during its construction and use of the site with no adverse impacts on the locality. The proposed buildings and uses satisfy both the provisions of Maitland LEP 2011 and Maitland DCP 2011 and can be delivered with no significant adverse environmental or built impacts. The proposal is therefore considered to be in entirely in the public interest.

19. SUMMARY

The proposal involves the construction and use of eight (8) buildings (Buildings A – H) containing fourteen (14) industrial units with storage mezzanines, amenities, car parking, driveways, signage, associated site works, precinct subdivision and strata subdivision to be constructed at Lot 6 DP271474, 10/91 Gardiner Street and Lot 7 DP 271474, 12/91 Gardiner Street Rutherford.

The proposal will have no adverse impacts on the environment nor will the proposal have any negative effects in the area.

The proposal has been designed to comply with the requirements and fulfil the intentions of the Maitland LEP and Maitland DCP 2011.

It is therefore recommended that Council approve the proposed development application.

APPENDIX A

WASTE MANAGEMENT PLAN

Construction Stage

Materials On-Site		Destination		
		Reuse and Recycling		Disposal
Type of Material	Estimated Volume (m ³) / Weight (t)	On-Site (proposed reuse/recycling method)	Off-Site (contractor / recycling outlet)	Contractor and Landfill Site
Excavation Material	To be determined	Cut and fill will be minimised to reduce excess fill. Any excess fill be used for backfill behind retaining walls where necessary	Excess material will be sold as clean fill or sold to the nearest recycling contractor	Will not be disposed of to landfill
Green Waste (Topsoil and Trees)	N/A	Stockpiled for later reuse in landscaping / mulched	Excess sold to nearest recycling contractor	Will not be disposed of to landfill
Weathered Rock / Sandstone	None expected	Stockpiled for later reuse in landscaping	Excess sold to nearest recycling contractor	Will not be disposed of to landfill
Concrete	To be determined	Any excess used for footpaths / minor works	Excess taken to nearest recycling contractor	Will not be disposed of to landfill
Timber Pallets	<10 pallets		To be collected by supplier or recycled	Will not be disposed of to landfill
Timber-other	<20 m ³	Offcuts reused onsite ie formwork	Recycled by waste contractor	Recycled by Thiess where possible
Steel reinforcement	<15 m ³	Order to suit – offcuts reused	Recycled by waste metal recycler	Will not be disposed of to landfill
Scrap metal	<10 m ³		Recycled by waste metal recycler	Will not be disposed of to landfill
Other – mixed waste	<35 m ³			Skip bin will be placed on site – removed by Commercial Contractor to approved landfill site

Use of Premises

Type of Waste Generated	Proposed On-site Storage and Treatment Facilities	Destination
Paper / Cardboard Boxes	Waste storage area / recycled	Recycling (waste contractor)
Mixed waste (kitchen waste, non-recyclables)	Waste storage area / recycled	Disposal (waste contractor)