



**ON BEHALF OF**  
SHARPES TRACTORS

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**PROJECT DETAILS**  
4 INDUSTRIAL UNITS & ASSOCIATED SITE WORKS

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**LOCATION**  
LOT 18 - D.P.264183  
No.52 RACECOURSE ROAD RUTHERFORD  
NSW 2320

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**SUBMISSION DATE**  
November 2021

# STATEMENT OF ENVIROMENTAL EFFECTS



*The*  
**WILLIAMS**  
 RIVER STEEL  
 GROUP OF COMPANIES  
*There is a Difference*

**HEAD OFFICE - NEWCASTLE**

25 OLD PUNT ROAD

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**COFFS HARBOUR**

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**AUSTRALIA WIDE**

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**CONTACT DETAILS**

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**APPLICANT NAME:** Williams River Steel

**CONTACT DETAILS:** Grant McDonald of Williams River Steel Pty Ltd  
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**ADDRESS OF LAND TO BE DEVELOPED:** Lot 18 D.P - 264183  
52 Racecourse Road  
Rutherford NSW 2320

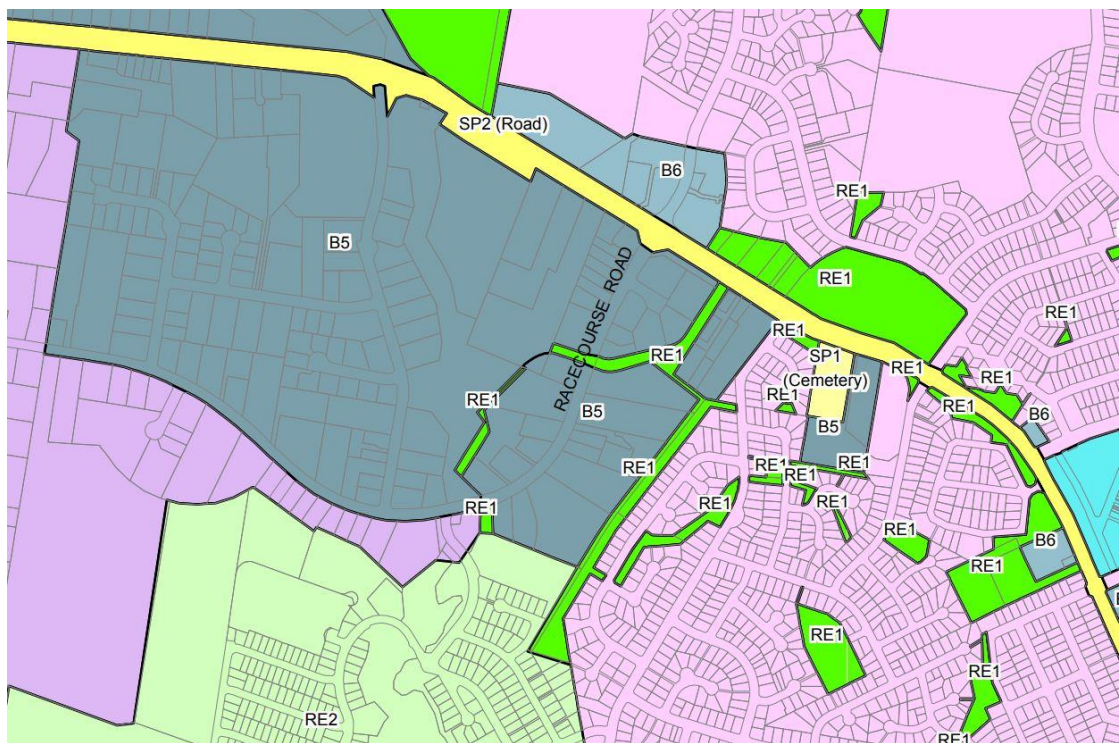
**SITE AREA:** 11406m<sup>2</sup> Approximately

**LOCAL AUTHORITY:** Maitland City Council

**STATUS:** Development Application

**ZONING:** B5 – Business Development

**REVISION:** 0



**Locality Map – 52 Racecourse Road, Rutherford**

## INTRODUCTION

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This Statement of Environmental Effects has been prepared by Williams River Steel to support a Development Application for the proposed 4 unit industrial Development & associated site works.

This report has been prepared in accordance with the scope of services set out in the contract between Williams River Steel and the client. The proposal presented herein accurately reflects the Client's intentions when the report was printed. In preparing the report, Williams River Steel used data, surveys, analyses', designs, plans and other information provided by the individuals and organizations referenced herein. Checks were undertaken to ensure that such materials were the correct and current versions of the materials provided, except as otherwise stated.

## PROPOSED PROJECT WORKS OVER VIEW

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The proposed works include the construction of 4 new industrial units. All building works will comply with council and associated codes and regulations.

## PREVIOUS AND CURRENT USES

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The site currently provides operating facilities for Sharpes Tractors showroom and workshop.

## EXISTING STRUCTURES

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The proposed development site contains 3 joined existing structures with awnings attached with a footprint of approximately 1300m<sup>2</sup> Including under awning areas. Minimal demolition involving the removal of minor awnings is required for the proposed new development.



**PHOTO 1** – View of Facility from Racecourse Road

## SITE ANALYSIS

The site has been constructed and managed for the sale & service of Machinery for some years. The layouts of existing structures have been positioned to utilise street frontage for external yard display. The site as it stands is very functional, though the age & size of the development lacks prominence.

The site is located in a high trafficable area due to its frontage to Racecourse Road.

The site is in light industrial area of Rutherford, with a number of similar sized businesses located to the north, south and east. To the west directly behind Sharpes Tractors is a large clearing of land.

The Eastern boundary is the sites frontage to Racecourse Road. This boundary has one access point to the site from Racecourse Road. The remaining three boundaries are all fully fenced. The site itself is a cleared lot with no vegetation to be removed by the proposed development.



**AERIAL MAP – 52 Racecourse Road Rutherford**

## **DESIGN BRIEF**

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The intention of the owner is to take advantage of the extensive vacant area on the large lot. The proposed development is to be completed in 1 stage.

## **BUSINESS OPERATING HOURS**

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It is anticipated that prospective tenants will adopt the following operating hours.

Monday 7.00am – 6.00pm

Tuesday 7.00am – 6.00pm

Wednesday 7.00am – 6.00pm

Thursday 7.00am – 6.00pm

Friday 7.00am – 6.00pm

Saturday 8.00am – 4.30pm

Sunday 8.00am – 4.30pm

## **STAFFING REQUIREMENTS**

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It must be noted that there will be no change to exiting staff levels as a result of this application



## APPLIED DEVELOPMENT

### PERMISSIBILITY & ZONING

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As outlined in the Maitland City Council Local Environmental Plan 2011 and Maitland City Council's Interactive planning website. Lot 18 D.P.264183 No.52 Racecourse Road, Rutherford is zoned B5 – Business Development. The provisions of the Maitland City Council Local Environmental Plan 2011 for land zoned B5 – Business Development are:

#### Zone B5 Business Development

##### Objectives of zone

- 1 • To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
  - To minimise conflict between land uses within the zone and with adjoining zones.

##### 2 Permitted without consent

Nil

##### 3 Permitted with consent

Centre-based child care facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Rural supplies; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

##### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Registered clubs; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Tourist and visitor accommodation; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities

As shown above the proposed use as "Light Industries" is permissible with consent.

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## **FLOOR SPACE RATIO**

The proposed development will have a negligible impact on the existing Floor Space Ratio.

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## **MAX BUILDING HEIGHT**

As outlined in the Maitland City Councils Local Environmental Plan – Height Of Buildings Map – HOB\_004A and noted on the Maitland City Council Interactive planning website the proposed development site does not have an applicable maximum building height. As noted on the proposed architectural plans the units achieve a height of approximately 7.8m.

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## **SITE SETBACKS**

The proposed setbacks comply with Maitland City Council's DCP and the requirements of the NCC.

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## **LANDSCAPED DESIGN**

A Landscape design has been submitted with this Development Application.

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## **HERITAGE**

In accordance with Maitland City Council's Local Environmental plan and noted on Maitland City Council's Interactive planning website the proposed development site has not been identified as having heritage, archeological or conservation significance.

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## **MINE SUBSIDENCE**

The proposed development site is not within a mine subsidence district. Approval from the Mine Subsidence Board is not required.

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## **BUSHFIRE PRONE LAND**

In accordance with Maitland City Council's Local Environmental plan and noted on Maitland City Council's Interactive planning website, the proposed development site is not identified as being bushfire prone land.

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## **ACID SULPHATE SOILS**

In accordance with Maitland City Council's Local Environmental plan and noted on Maitland City Council's Interactive planning website the proposed development site is affected by Class 5 acid Sulphate soils . An Acid Sulphate Soil Report has been submitted with this development application.

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## **PRIVACY/VIEW OVERSHADOWING**

Due to the proposed developments position to property boundaries it is anticipated that minor overshadowing of neighbouring properties will occur, with these shadows fall onto existing hardstand areas.

The creation of the proposed industrial units will only seek to enhance privacy between neighbours and the existing Sharpes Tractors site.

## **SIGNAGE**

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The proposed development will involve the creation of new signage as well as an upgrade of existing directional signage.

There will be no additional free standing (pylon) signage displayed as part of the proposed development. New signage will be attached to the facade of the proposed development as per owner's specifications that will complement the aesthetics of the building and site and will be subject to a separate DA.

## **LIGHTING AND ILLUMINATION**

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The proposed industrial units will have Lighting installed as required. In addition, illuminated signage will be provided and installed as required to the proposed new signage.

The location and positioning of this illumination signage will ensure the amenity of the neighbouring properties and traffic utilising Racecourse Road.

## **TRAFFIC MOVEMENTS & PARKING**

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Traffic will not be affected outside of the boundaries of the subject land as all deliveries will be carried out from inside the property boundaries from Racecourse Road. All vehicles will enter and leave in a forward motion. When the project is operational we will expect client vehicles and delivery trucks on site during business hours. A total of 31 car parking spaces are provided with the proposed development as per Maitland City Councils Development Control Plan Part C.11.

## **AMENITIES**

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The DA proposal intends for the disabled amenities to be installed in each individual industrial unit. The amenities will comply with AS1428.

## **BUILDING MATERIALS**

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The proposed development will be constructed using modern building products & techniques. New structural steel columns will provide support for structural steel frames for the precast panel walls and metal roofs over.

The colours used on this development will be of a low reflectivity. All materials and construction techniques used will meet relevant Australian Standards and specifications.

## **ENERGY REQUIREMENTS**

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A Section J report will be produced for this development at the Construction Certificate stage.

## **FENCING**

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A black powder coated aluminium fence aligns the perimeter of the facility. Areas identified as requiring maintenance will be repaired/replaced as required.

## **FLORA AND FAUNA ISSUES**

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In accordance with Maitland City Council's Local Environmental plan and noted on Maitland City Council's Interactive planning website there are no known Flora or Fauna issues associated with this site.

## **WASTE DISPOSAL**

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Site operations will be managed by Williams River Steel to ensure minimal waste creation and maximum re-use and recycling by the following methods –

- Site inductions by site manager to all entering site.
- Clear signage to dedicated waste bins/storage that is easily accessible.
- Bins that are allocated for recyclable, non-recyclable, oversized items, green waste and composting as well as hazardous waste.
- Site supervisor will conduct ongoing checks.
- A copy of this document will be issued at site inductions.
- A construction traffic management plan for this site indicates the particular areas.

A waste management plan has already been implemented by the facility providing designated areas for waste and recycling. These bins are collected on a regular basis and disposed of by a nominated waste contractor.

## **LAND CONTAMINATION**

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The proposed development site has not been identified as contaminated land in accordance with Maitland City Council's Local Environmental Plan

## **SERVICES**

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All services will be provided to the development as required.

## **ACCESSIBILITY**

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The proposed development will ensure access to the building is maintained in accordance with relevant legislation and criteria including the National Construction Code (NCC), The Disability Discrimination Act, and AS1428 (2009).

## **LOADING FACILITIES**

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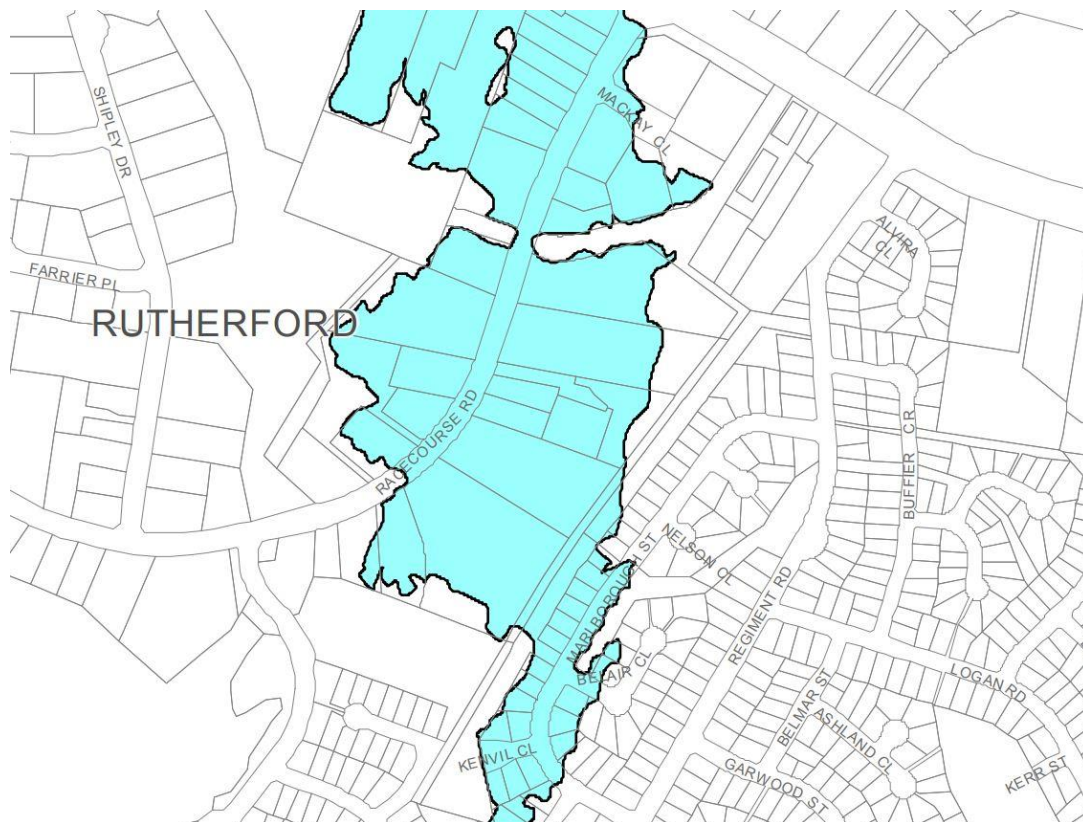
All loading facilities are located inside of the property with access provided by Racecourse Road. All vehicle deliveries are undertaken off-site.

## **FLOODING & DRAINAGE**

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The proposed development site has been identified as being located within flood prone land in accordance with Maitland City Council's Local Environmental Plan.

The development proposes to use materials that will be water resistant and capable of withstanding a flood event.



**FLOODING MAP – 52 Racecourse Road, Rutherford**

## **SOCIO – ECONOMIC IMPACTS**

The proposed industrial units will only seek to provide for positive social and economic impacts to the area and local community by;

- The proposal will result in economic benefits associated with construction works.
- The development will be compliant with relevant disability standards, and will meet the needs of the people with physical, sensory and intellectual disabilities.
- Specific safety and security measures will be incorporated into the operation procedures of the premises to ensure a safe and secure environment for staff and customers: and
- The proposal will enhance the visual character of the overall streetscape.

The potential adverse impacts from the proposal relate primarily to temporary impacts from construction activities, for example construction traffic, noise and dust disturbance.

Potential adverse impacts arising from the operation of the premises include:

- Increased Traffic – The increased traffic will have minimal impact on the successful operation of the road network or overall road safety in the surrounding locality, as proposed carparking is to be included as part of this development the need for on-street parking is removed
- Noise – Operation of the premises will have the potential for noise disturbance to the surrounding area and neighbouring properties, but will be managed through daytime operational business hours and is consistent with surrounding development.

## **SAFETY AND SECURITY**

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The proposed development has been designed with the principles of Crime Prevention through Environmental Design (CPTED) in mind and has been considered as part of this application. Specific measures as described under the CPTED used to ensure the safety and security of the site include:

- Access Control – clear access points, appropriate signage
- Surveillance – good visibility appropriate lighting of external areas.
- Territorial Reinforcement – clear delineation between public and service areas, and
- Activity and space management – maintenance of car parking and landscaped areas.

## **CONSTRUCTION PROCESSES**

### **SITE AMENITIES**

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Site amenities and lunch room will be provided for all workers on site. Temporary portable lunchrooms and amenities will be provided by Williams River Steel for the duration of the project.

### **DEMOLITION**

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All demolition work is to be completed in accordance with AS2601.

### **WASTE**

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During the construction process minimal waste will be created with general construction waste stored in designated builders bins located on site. These bins will be maintained and serviced by a contracted waste removalist for the duration of the project. Frames and panels are manufactured off site with sheeting ordered and cut to required lengths to minimise waste. All un-used items and products left at the end of the project will be returned to WRS Head office and re-entered into stock for the next project.

### **AIR QUALITY DURING CONSTRUCTION**

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Minimal to nil impact will be experienced with the project's construction. Minor Earthworks that are required to prepare the site will be done in accordance with relevant Australian standards to ensure minimal impact on air quality. All other facets of the construction process will have little to no effect on air quality.

### **NOISE**

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The impact of construction noise will be minimized by quality management procedures implemented by the contracted builders. There is no reason why noise produced on site will cause nuisance exceeding normal construction expectations.

### **EROSION & SEDIMENT CONTROL**

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During the construction process, disturbance to the ground surface will occur, however sediment and pollution control devices will be utilized throughout construction. Soils sands and other materials will be specifically stored to ensure that in the event of rain, all materials are retained on the site. Full details of erosion & sediment controls can be seen the submitted Architectural drawings prepared by Williams River Steel.

## **SAFETY ON SITE DURING CONSTRUCTION**

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Williams River Steel is committed to ensuring the health and safety of all workers and establishing systems to ensure the continual improvement of health & safety performance within the organisation. As part of that commitment, we have developed and operate a safety management system certified by SAI Global that complies with AS4801 (Occupational Health & Safety Systems).

Full work method statements and job safety analysis reports in accordance with work cover requirements are available on site for inspection during the construction period.

## **FLAMMABLE AND CHEMICAL MATERIALS**

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During construction there will be small quantities of machine oils, paints etc. carried to the site. All hazardous materials used during the construction process will be stored in accordance with Workcover regulations & specified safety measures.

## **TRAFFIC MOVEMENT**

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A traffic management plan will be prepared outlining intended vehicle movements prior to construction.

## **CONCLUSION**

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The proposed development will only seek to improve the aesthetic appeal of the existing development taking on a modern appearance introducing form and style based on function.

The facility will feature modern construction and engineering techniques for a development located in an essentially industrial area complying with Maitland City Council's DCP and LEP requirements. Through the proposals merits and absence of any significant adverse amenity or environmental impacts, the DA is considered to be in interests of the facility and recommended for council's support.

