

Dated: 15<sup>th</sup> November, 2021

# STATEMENT OF ENVIRONMENTAL EFFECTS



## PROPOSED DEVELOPMENT AND SUBJECT LOCATION:

**Change of Use to Hertz – Vehicle Hire Premises  
21 Melbourne Street, East Maitland  
Lot 2111 DP635086**

## LOCAL COUNCIL AREA:

**THIS STATEMENT HAS BEEN PREPARED IN ACCORDANCE WITH  
MAITLAND CITY COUNCIL GUIDELINES**

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## 1.0 INTRODUCTION

This Statement of Environmental Effects relates to the proposed change of use to 'Vehicle Car Premises' at 21 Melbourne St, East Maitland Lot 2111 DP635086. This Statement of Environmental Effects has been prepared to demonstrate environmental, social and economic matters associated with the proposal outlined below. This statement examines how the proposal fits the location and the planning merits of the development in accordance with Maitland Local Environmental Plan 2011 and Maitland Development Control Plan 2011. This statement provides the supporting documentation for the development application to seek consent for a proposed change of use to a Vehicle Hire Premises.

The objectives of this statement are the following:

- To provide a description of the subject site and the surrounding locality
- To provide a description of the proposed change of use
- To provide discussion of the relevant environmental planning instruments
- To provide an assessment of the potential environmental and social impacts

## 2.0 SITE DETAILS

The site is located at 21 Melbourne St, East Maitland Lot 2111 DP635086. The site contains an existing building that was previously occupied by Starden Chemicals. The site is zoned B4 Mixed Use.

- Owner: Lantry Invest Co Pty Ltd
- Property area:786m<sup>2</sup>

*Figure 1: Site Location*



### 3.0 PROPOSED DEVELOPMENT

This development application seeks approval for a change of use to a vehicle hire premises. The only building works associated with the application is the installation of a wash bay.

The building was previously occupied by Starden Chemicals selling laundry, carpet and general cleaning chemicals.

The proposed occupier is 'Hertz'.

Hertz is a vehicle hire premises.



#### Hours of Operations:

- Monday to Friday: 8:00am to 5pm
- Saturday: 8:00am to 12:00pm
- Sunday: Closed.

#### Staff:

- Maximum 3 staff at one time.

#### Vehicles:

- Cars: 15
- Vans: 2
- Pantech Truck: 1

## **4.0 MAITLAND LOCAL ENVIRONMENTAL PLAN 2011**

### **PART 1 PRELIMINARY**

#### **1.1 Name of Plan – 1.9A Suspension of Covenants, Agreements and Instruments**

The proposal is located on land contained within the Land Application Map under the Maitland LEP 2011 therefore, the Maitland LEP 2011 applies to this application.

### **PART 2 PERMITTED OR PROHIBITED DEVELOPMENT**

#### **2.1 Land Use Zones – 2.3 Zone Objectives and Land Use Table**

The land is Zoned 'B4 Mixed Use' under the provisions of Maitland LEP 2011.

#### **2.4 Unzoned Land**

The subject site is not unzoned land.

#### **2.5 Additional Permitted Uses for Particular Land**

The subject site is not listed in Schedule 1 of the Maitland LEP 2011.

#### **2.6 Subdivision – Consent Requirements**

The proposal is not for a subdivision.

#### **2.7 Demolition Requires Development Consent**

The proposal does not require demolition works.

#### **2.8 Temporary Use of Land**

The proposal is not for the temporary use of the land.

### **PART 3 EXEMPT AND COMPLYING DEVELOPMENT**

#### **3.1 Exempt Development**

The proposal is not for an exempt development.

#### **3.2 Complying Development**

The proposal is not for a complying development.

#### **3.3 Environmentally Sensitive Area Excluded**

The subject site is not environmentally sensitive land and the proposal is not for an exempt or complying development.

### **PART 4 PRINCIPLE DEVELOPMENT STANDARDS**

#### **4.1 Minimum Subdivision Lot Size**

The proposal is not for a subdivision.

#### **4.1AA Minimum Subdivision Lot Size for Community Title Schemes**

The proposal is not for a subdivision.

#### **4.1A Exceptions to Minimum Lot Sizes in Zone R1**

The proposal is not for a subdivision.

#### **4.2 Rural Subdivision**

The proposal is not for a subdivision.

#### **4.2A Erection of Dwelling Houses on Land in Certain Rural and Environmental Projection Zones**

The proposal is not for a dwelling house.

#### **4.2B No Strata Plan Subdivision in Certain Rural, Residential or Environmental Protection Zones**

The proposal is not for a strata subdivision.

#### **4.2C Minimum Subdivision Lot Size for Certain Split Zones**

The proposal is not for a subdivision.

#### **4.3 Height of Buildings**

The subject site does not have a specified height limit under the LEP.

#### **4.4 Floor Space Ratio**

The subject site does not have a specified FSR under the LEP.

#### **4.5 Calculation of Floor Space Ratio and Site Area**

The subject site does not have a specified FSR under the LEP.

#### **4.6 Exceptions to development Standards**

The proposal does not request an exception to a development standard.

### **PART 5 MISCELLANEOUS PROVISIONS**

#### **5.1 Relevant Acquisition Authority**

The subject site is not land reserved for certain public purposes.

#### **5.1A Development on Land Intended to be Acquired for Public Purposes**

The subject site is not land reserved for certain public purposes.

#### **5.2 Classification and Reclassification of Public Land**

The subject site is not public land.

#### **5.3 Development Near Zone Boundaries**

The proposal does not request consent for a land use permissible on land within 20m of the boundary between the subject site and another zone.

#### **5.4 Controls Relating to Miscellaneous Permissible Uses**

The proposal is not for bed and breakfast accommodation, a home business, home industry, industrial retail outlet, farm stay accommodation, a kiosk, neighbourhood shop, neighbourhood supermarket, roadside stall, secondary dwelling or artisan food and drink industry.

#### **5.5 Development within the Coastal Zone**

Repealed.

#### **5.6 Architectural Roof Features**

The proposal does not include any architectural roof features.

#### **5.7 Development Below Mean High Water Mark**

The subject site is not land covered by tidal waters or land below the mean high water mark of any body of water subject to tidal influence.

#### **5.8 Conversion of Fire Alarms**

The proposal is not for the conversion of a fire alarm system that can be monitored by Fire and Rescue NSW or by a private service provider.

#### **5.9 – 5.9AA**

Repealed.

#### **5.10 Heritage Conservation**

The subject site does not contain any heritage items. The site is located within a heritage conservation area however the building is existing and there are no building works are proposed, excluding the internal addition of a wash bay.

#### **5.11 Bush Fire Hazard Reduction**

The subject site is not classified as bushfire prone land.

#### **5.12 Infrastructure Development and use of Existing Buildings of the Crown**

The proposal is not by or on behalf of a public authority and it is not for the use of an existing building of the crown.

#### **5.13 Eco-tourist Facilities**

The proposed development is not for an eco-tourist facility.

#### **5.14 Sliding Spring Observatory – Maintaining Dark Sky**

Not Adopted.

#### **5.15 Defence Communications Facility**

Not Adopted.



## **PART 6 URBAN RELEASE AREAS**

### **6.1 Arrangements for Designated State Public Infrastructure**

The proposal is not for a subdivision and the subject site is not located in an Urban Release Area.

### **6.2 Public Utility Infrastructure**

The proposal is not for a subdivision and the subject site is not located in an Urban Release Area.

### **6.3 Development Control Plan**

The proposal is not for a subdivision and the subject site is not located in an Urban Release Area.

### **6.4 Relationship between Part and Remainder of Plan**

The proposal is not for a subdivision and the subject site is not located in an Urban Release Area.

## **PART 7 ADDITIONAL LOCAL PROVISIONS**

### **7.1 Acid Sulfate Soils**

The subject site is classified as 'Class 5' under the Acid Sulfate Soils Map and acid sulfate soils management plan is not required.

### **7.2 Earthworks**

There are no earthworks required as the building is existing and there are no building works proposed.

### **7.3 Flood Planning**

The subject site is identified as land subject to flooding however the building is existing and there are no building works proposed.

### **7.4 Riparian Land and Watercourses**

The subject site does not contain any riparian land or watercourses.

### **7.5 Significant Extractive Resources**

The subject site does not contain significant extractive resources.

### **7.6 Location of Sex Services Premises**

The proposal is not for a sex service premise.

### **7.7 Certain Development at Racecourse Road, Rutherford**

The proposal is not located at Racecourse Rd, Rutherford.

## **5.0 MAITLAND DEVELOPMENT CONTROL PLAN 2011**

### **DCP PART A ADMINISTRATION**

The subject site is located within the Maitland Local Government Area therefore the Maitland Development Control Plan 2011 applies to this land. The proposal has been assessed under the DCP in conjunction with the Maitland LEP 2011. The proposal is consistent with the aims of the Development Control Plan both generally and specifically.

### **DCP PART B ENVIRONMENTAL GUIDELINES**

#### **B.1 Introduction**

The proposal is consistent with the performance criteria and acceptable solutions of the environmental guidelines both generally and specifically.

#### **B.2 Domestic Stormwater**

The proposed development is not for residential land, rural residential land, rural, secondary rural and rural small holdings.

#### **B.3 Hunter River Floodplain Management**

The subject site is identified as land subject to flooding however the building is existing and there are no building works proposed.

#### **B.4 On-Site Sewage Management Systems**

The site is connected to the existing reticulated sewerage system.

#### **B.5 Vegetation Management**

There will be no vegetation removed under the proposed change of use.

#### **B.6 Waste Not – Site Waste Minimisation & Management**

A trade waste management plan for the operation of the new trade waste system has been submitted with this application. General waste and recycling will continue to be removed on a weekly and fortnightly agreement with a private waste contractor.

#### **B.7 Riparian Land and Waterways**

The subject site does not contain and is not located within close proximity to any watercourse or riparian land.

### **DCP PART C DESIGN GUIDELINES**

#### **C.1 Accessible Living**

The application is for a change of use. The building is existing and there are no building works proposed.

## **C.2 Childcare Centres**

This is not applicable to the proposal as it is not for a childcare centre.

## **C.3 Exhibition Homes & Villages**

This is not applicable to the proposal as it is not for an exhibition home or village.

## **C.4 Heritage Conservation**

The subject site does not contain any heritage items. The site is located within a heritage conservation area however the building is existing and there are no building works are proposed, excluding the internal addition of a wash bay.

## **C.5 Industrial Land**

The subject site is not zoned industrially.

## **C.6 Outdoor Advertising**

The occupier will replace the existing approved signage areas from Starden Chemicals and install Hertz branded business identification signage.

## **C.7 Outdoor Dining**

This is not applicable to the proposal as it does not request approval for an outdoor dining area.

## **C.8 Residential Design**

This is not applicable to the proposal as it is not for a residential development.

## **C.9 Sex Services Premises & Restricted Premises**

This is not applicable to the proposal as it is not for a restricted or sex service premises.

## **C.10 Subdivision**

This is not applicable to the proposal as it is not for a subdivision.

## **C.11 Vehicular Access & Parking**

The proposed vehicle hire premises will use existing and proposed parking spaces to house the hire vehicles. It is extremely rare that all the Hertz owned vehicles would be onsite at one time, this has only ever occurred previously when Covid 19 lockdowns have been put in place. However the facility has the capacity to house all its vehicle should the need arrive.

## **C.12 Crime Prevention Through Environmental Design**

The building is existing and there are no building works proposed, excluding the addition of an internal wash bay.

## **DCP PART D LOCALITY PLANS**

This is not applicable to the proposal as it is not located in any of the areas identified by the DCP locality plans.

## **DCP PART E SPECIAL PRECINCTS**

### **E.1 Activity Centres**

The proposed site is not located within the special precincts area of the DCP.

### **E.2 Employment Areas**

This is not applicable to the proposal as this section of the DCP is under construction.

### **E.3 Heritage Conservation Areas**

The subject site does not contain any heritage items. The site is located within a heritage conservation area however the building is existing and there are no building works are proposed, excluding the internal addition of a wash bay.

## **DCP PART F URBAN RELEASE AREAS**

The proposal is not for a subdivision and the subject site is not located in an Urban Release Area.

## **6.0 CONCLUSION**

This Statement of Environmental Effects has successfully demonstrated the environmental, social and economic matters associated with the proposed change of use at 21 Melbourne St, East Maitland Lot 2111 DP635086. The proposal has been considered in terms of relevant State, Regional, and Local planning controls and legislation. The proposed development is considered to be largely in accordance with each.

The statement has proved compliance of the proposed development with Maitland Local Environmental Plan 2011 and Maitland Development Control Plan 2011. It is therefore considered the proposal is in the public interest and consent be given.