

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**Lot 7, DP 1135511 & Lot 8, DP 1179075  
12A & 12B George Street, Largs, 2320**

**Demolition of Existing Buildings**

**Maitland City Council**

This report was prepared by Macquarie Knight Constructions on behalf of Hunterscape Pty Ltd

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**Disclaimer:** The recommendations outlined in this report have been provided in accordance with the Maitland Council LEP 2011, Maitland Council DCP 2011 and the Environmental Planning and Assessment Act, 1979. Macquarie Knight Constructions has exercised all due care and diligence in the compilation of this report. Macquarie Knight Constructions takes no responsibility for any damage or loss that may be experienced from the implementation of these measures.

**Overview**

The property is two (2) allotments situated on the corner of George and Church Street Largs. It has a combined total area 1,618.4m<sup>2</sup>. The land is currently occupied by 2 structures being a hall and the former Presbyterian Church. The site is fully serviced and has a perimeter of existing vegetation to both street frontages.

Both George and Church Streets are bitumen surfaced roads with upright kerb and gutter. Vehicular access to the site is currently off George Street via a formed concrete layback and driveway. The land is within close proximity to schools, shops, recreational facilities and other religion based buildings. Land use within the locality is comprised largely of residential development however adjoining the site to the immediate east is the existing Catholic Church which remains in operation.

The proposal is to Demolish the existing Structures on the site including the Brick & Slate Church and Brick and Asbestos Sheet Hall. The demolition of the existing buildings will provide a site that could further be developed to be a more resourceful use of the land within the Largs community. Any such development would be subject to a separate Development Application.

The owners also propose the temporary location of 2 x shipping containers on site through the demolition process. The purpose of these containers is to be store materials from the demolition and tools used during the demolition process. The shipping containers are temporary structures only and will be removed from the site following the demolition works.



Location Map  
Courtesy Six Maps

<b>Zoning</b>	<p>The subject land is zoned R1 – General Residential pursuant to the provisions of the Maitland Local Environmental Plan 2011</p> <p>The existing development being a Place of Public Worship is a permissible use of the site however as it is no longer being used for this purpose, we are proposing the demolition of the existing buildings to provide a site that could further be developed to be a more resourceful use of the land within the Largs community. Any such development would be subject to a separate Development Application</p>
<b>Bushfire Prone Land</b>	<p>The site is not identified as Bush Fire Prone Land.</p>
<b>Flood Prone Land</b>	<p>The site is not identified as Flood Prone Land.</p>
<b>Heritage Conservation</b>	<p>The site is not identified as Heritage Conservation and it is not in proximity to any items of Heritage Significance.</p>
<b>Acid Sulphate Soils</b>	<p>Council's records indicate that the site is Class #5 Acid Sulphate Soils. There are no proposed excavation works which will impact upon the water table.</p>
<b>Mine Subsidence</b>	<p>The site is not identified as being impacted by Mine Subsidence.</p>
<b>Waste Management</b>	<p>A separate Waste Management Plan has been prepared for the demolition of the Existing Buildings. It is proposed however that all demolition will be undertaken by Demolition Contractors in accordance with AS 2601-2001: Demolition of Structures.</p>

#### **Asbestos**

It is anticipated that the building contains Asbestos Materials due to its age which in its current non disturbed state poses no hazard or threat to occupants or environment. Prior to the commencement of any demolition works a full Asbestos Removal Report will be provided detailing compliance with NSW Government Code of Practice – How to Safely Remove Asbestos.

### **CONCLUSION**

The enclosed Development Application for the demolition of the existing buildings. The proposed development will provide for a site that could further be development to be a more resourceful use of the land within the Largs community.

The above Statement of Environmental effects clearly outline requirements and how we have reached these requirements.

Therefore the enclosed application can be supported by Maitland City Council.

We trust this is to your approval, however if you require any further information please feel free to contact our office on 4937 3377 or email [admin@macquarieknight.com](mailto:admin@macquarieknight.com)