



# DEVELOPMENT APPLICATION

## Statement of Environmental Effects Demolition of Concrete Batching Plant 395 Metford Road, Metford NSW

SUBMITTED TO NEWCASTLE CITY COUNCIL

18 July 2022



Details of Revision			
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1.0	Draft for Review	13.06.2022	RG
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# 1 Introduction

This Statement of Environmental Effects (SoEE) is submitted to the City of Newcastle in support of a Development Application (DA) to decommission and demolish the concrete batching plant and associated structures located 395 Metford Road, Metford NSW.

The DA seeks approval for demolition of structures associated with the concrete batching plant and any works to the site to make it safe. This report describes the site, its environs, the proposed development, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or lessen the potential impacts on the environment.

## 1.1 Project Context

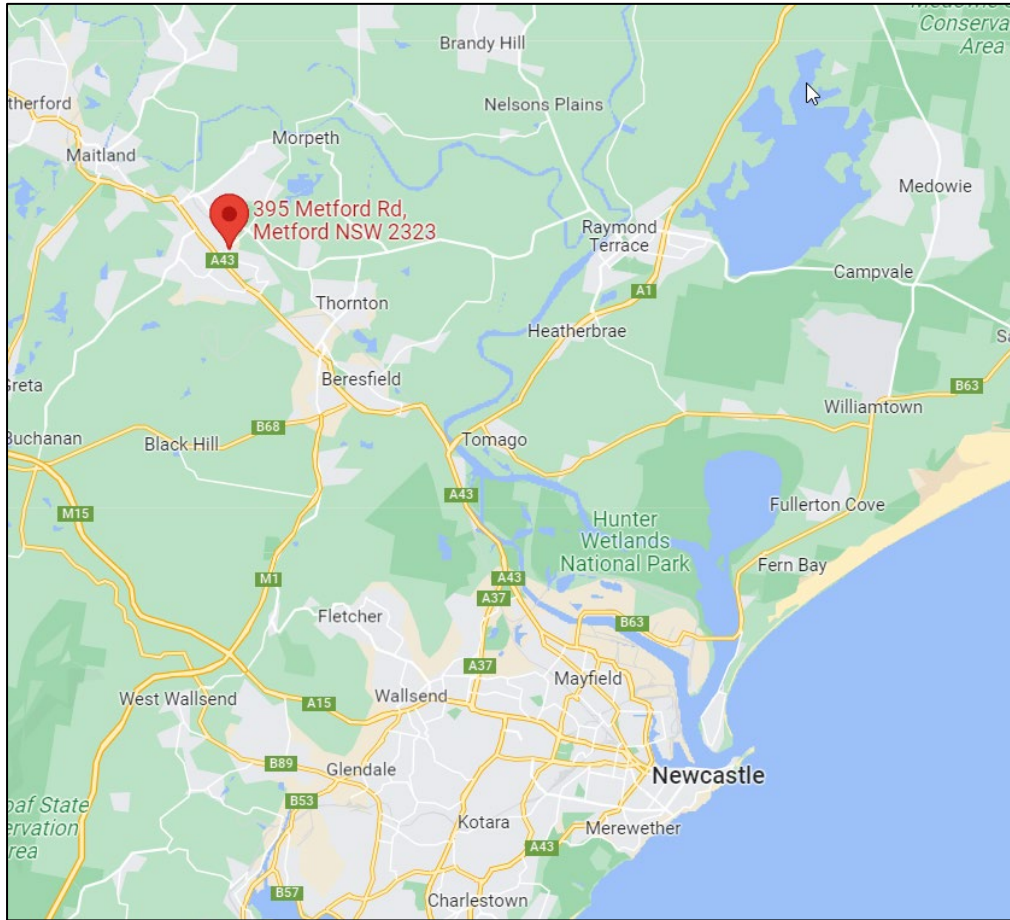
Hanson currently owns and operates a concrete batching plant located at 395 Metford Road, Metford. Due to the changes in market demand over the past few years, it is no longer feasible for Hanson to continue the operation of the plant as it currently stands. The infrastructure at the plant is aging and has reached the end of its useful life. The plant would require significant upgrade to meet future production needs and environmental standards. Such upgrades would come at a cost; economically, socially, and environmentally.

Hanson proposes to surrender the existing consent to operate a concrete batching plant and to demolish the existing plant to provide the opportunity for alternative uses at the site in the future. Any future uses of the site will be subject to future development approvals.

# 2 Site Analysis

## 2.1 Site Location and Context

The site is located at 395 Metford Road, Metford and is known as Lot 392 of DP 755237 within the City of Newcastle Local Government Area. The sites locality is shown in **Figure 1** and the sites boundary is shown in **Figure 2**.



**Figure 1: Site locality**



**Figure 2: Site boundary**

## 2.2 Site Description

The site contains buildings and structures associated with the concrete batching plant as provided in **Figure 3**. A Demolition Plan has been provided at **Appendix A**.



**Figure 3: Existing buildings and structures on site**

## 2.3 Surrounding Development

The site is situated within a Business Development zone B5 (**Figure 4**). Directly to the west of the site are Amber Maitland and Agro Automotive (**Figure 5 and 6**). To the north of the site is located Maitland City Council Depot (**Figure 7**). To the east of the site is new Maitland Hospital (**Figure 8**). To the south of the site are Hunter Imaging Group and Safe' n' Sound Self Storage (**Figure 9 and 10**).

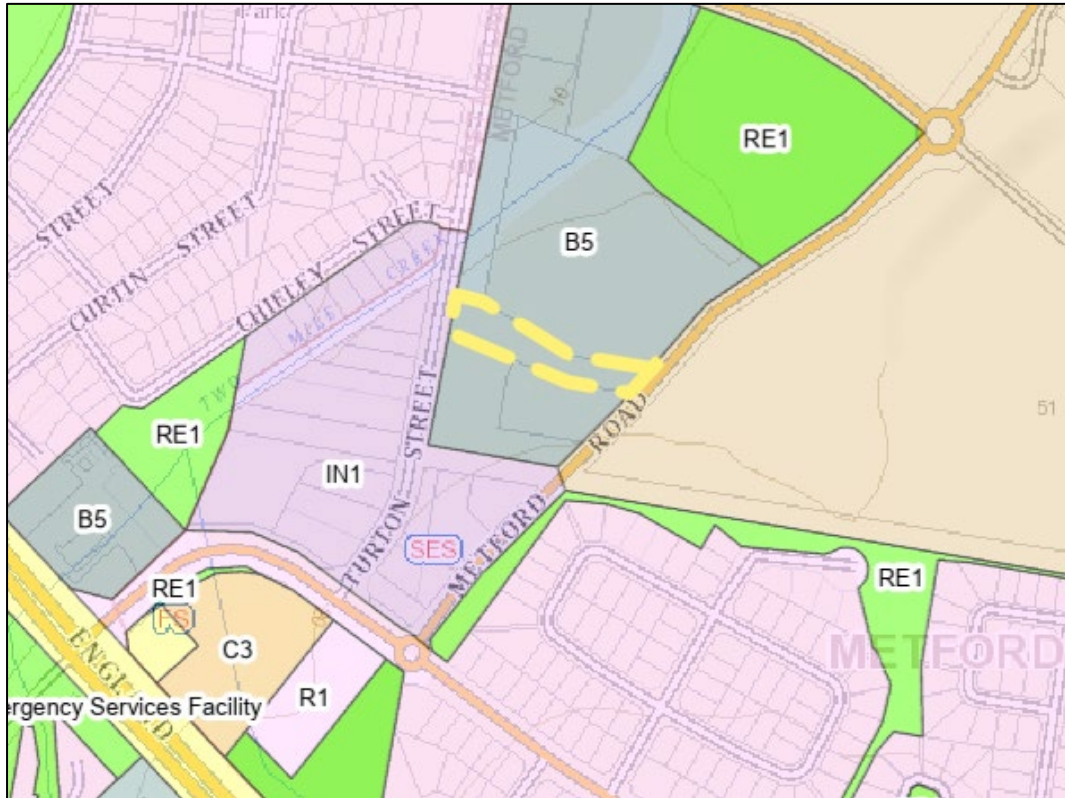


Figure 4: Land zoning around the site



Figure 5: Amber Maitland located west of the site (view from Turton Street)





Figure 6: Agro Automotive located west of the site (view from Turton Street)



Figure 7: Maitland City Council Depot located north of the site (view from Metford Road)



**Figure 8: New Maitland Hospital located east of the site (view from Metford Road)**



**Figure 9: Hunter Imaging Group located south of the site (view from Metford Road)**



Figure 10: Safe' n' Sound Self Storage located south of the site (view from Metford Road)

### 3 Description of Proposed Development

This DA seeks approval for the demolition of buildings and ancillary structures at the existing Hanson concrete batching plant.

#### 3.1 Extent of Demolition

All structures and materials however fixed to, on or suspended above the ground level will be demolished and removed. The extent of buildings and structures to be demolished/removed are shown in **Figure 3** and include:

- Ground aggregate storage bins and ramp
- Conveyor system and weigh hopper system
- Cement silos
- Batch room
- Office and amenities
- Storage shed
- Washout pits

- Slump stand
- Acid and admixture storage area

### 3.2 Demolition works

The proposed demolition work will be carried out in accordance with Australian Standard AS2601-2001-The demolition of Structures and the appropriate regulatory approvals or permits. Any services to the site that require disconnection will be disconnected prior to the commencement of demolition works. If required, power for the demolition works will be utilised from a generator.

Demolition works will be carried out by mobile cranes, hydraulic excavator, and hand tools. The site will be made-good and safe by removing waste materials.

### 3.3 Hours and Duration of Demolition Works

The proposed demolition works will occur within the standard work hours for approximately three (3) months, expected to take place during the second half of 2022. The standard work hours are 7:00am to 6:00pm, Monday to Fridays and 8:00am to 1:00pm on Saturdays with no work carried out on Sundays and Public Holidays.

### 3.4 Access

The existing vehicle access from Metford Road will be used for the demolition works. A Traffic Management Plan will be developed to minimise the impacts on Metford Road and the surrounding streets.

Pedestrian access will be managed through the erection of suitable barriers and signs if necessary.

### 3.5 Post Demolition

Post demolition the site will be vacant. No new buildings are proposed to be constructed or any structures installed. Any future use of the site will be the subject of a future development approval.

## 4 Assessment of Environmental Impacts

### 4.1 Waste Management

A Demolition Waste Minimisation and Recycling Strategy will be prepared to inform on-site demolition activities and ensure that all waste materials will be source separated and that maximum recycling is achieved.

Waste generated on site will be contained within the site compound until opportunities for reuse or recycling are available. Wastes will be separated into recyclable and non-recyclable materials and stored in appropriate containers, with recyclables sent for recycling. Waste materials that cannot be reused or recycled will be regularly disposed of to an appropriately licenced facility.

#### *4.1.1 Hazardous Materials*

The following measures will be implemented to ensure hazardous materials are appropriately managed at the Site during demolition works:

- Undertake an intrusive hazardous materials assessment prior to demolition to help identify materials that may be present in currently inaccessible locations (e.g.; beneath floor coverings or above set ceilings).
- Engage an appropriately licenced (Class A/B) Asbestos Removal Contractor to remove asbestos materials prior to renovations/demolition under controlled conditions, and an asbestos consultant to undertake hygiene works (air monitoring and clearance inspections) during and following the removal of asbestos materials.
- Cease works if materials suspected of containing asbestos or unknown materials are encountered.
- Materials containing Synthetic Mineral Fibres or PCBs will be removed under controlled conditions prior to demolition.
- When demolition works are to involve the disturbance of confirmed lead-containing paint, dust suppression techniques will be utilised.

## 4.2 Pedestrian and Traffic Management

Demolition vehicles will be using the existing site access on Metford Road. To minimise impacts on Metford Road all the traffic associated with the works will be managed in accordance with a Traffic Management Plan developed for the project.

## 4.3 Noise

The Environment Protection Authority's Interim Construction Noise Guideline (ICNG) sets out ways to deal with noise impacts on residents and other sensitive land uses by providing assessment approaches that are tailored to the scale of construction projects and indicate how work practices can be modified to minimise impacts. The ICNG provides a guideline noise

management level of background noise plus 10dBA as being the threshold where there may be community concern. Noise levels that are likely to exceed this threshold should be subject of all feasible and reasonable work practices to meet the noise management level and be notified to the locally affected community.

The noise from the demolition works will be temporary and generally within the standard work hours.

A Noise Management Plan will be prepared for the demolition works documenting the management principles to be implemented to reduce and mitigate impacts on nearby receivers. The Noise Management Plan would include:

- Location of the nearest noise sensitive receivers and noise management levels for these receivers.
- Details of monitoring to ensure that plant and equipment is being operated so that noise management levels are being met.
- Further mitigation measures to be implemented if noise management levels are likely to be exceeded including informing potentially affected residents, apply mufflers, and install temporary noise barriers if required.

#### 4.4 Dust

Potentially dust generating materials (e.g. stockpiles of rubble) arising during demolition will be kept damp until it is removed from the site or can be otherwise contained.

#### 4.5 Stakeholder & Community Consultation

Hanson will manage community consultation throughout the life of the project including:

- sending out demolition notification letters to the surrounding neighbours and authorities prior to demolition commencement and at the end of demolition
- Release of contact details for further information
- Management of a complaints register

#### 4.6 Site Suitability and Public Interest

The site is suitable for the proposed development, which is in the public interest as:

- the proposed demolition of the existing concrete batching plant can be undertaken with development consent, and with minimal impact on the surrounding land uses and future development of the site
- the proposed development does not contravene any planning provisions

- the environmental and social impacts are negligible and can be appropriately addressed through standard conditions of consent.

## **5 Conclusion**

The proposed development is permissible with consent under the EP&A Act and is consistent with the Acts aims and objectives.

Considering the merits of the proposed development and in the absence of any significant environmental impacts, it is without hesitation that we respectfully recommend this application for development consent.

## 6 Appendix A: Demolition Plan



Title  
 Demolition Plan  
 Hanson Merford Concrete Batching Plant  
 395 Merford Road, Merford

Drawing No.	Revision	Scale	Date
DA-HCMP01		NTC	08/06/2022
Drawn	Checked	Approved	
RG	RG	AD	

Revision

A
B
C
D
E





## **7 Appendix B: Demolition Waste Management Plan**