STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Industrial development & offices

47 Kylie Street, Macksville NSW 2447

Prepared For:

Mr Nambucca Valley Council

Prepared By:

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Lot 101, Deposited Plan 1076306

47 Kylie Street, Macksville NSW 2447

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1. INTRODUCTION

This statement of Environmental Effects has been prepared to accompany a development application to Nambucca Valley Council seeking consent for the construction of an industrial shed with associated offices at 47 Kylie Street, Macksville.

This statement of environmental effects is intended to assist the Nambucca Valley Council in its determination of the proposed development by providing an assessment of the development and assessing the likely impact on the surrounding environment in accordance with the provisions of Section 79C of the Environmental Planning & Assessment (EP&A) Act, 1979.

This statement is presented into five sections including a site and context analysis; a description of the proposed development; an environmental planning assessment; and a conclusion.

2. SITE AND CONTEXT

2.1 The Site

The subject site comprises of a single allotment and is situated along George Street.

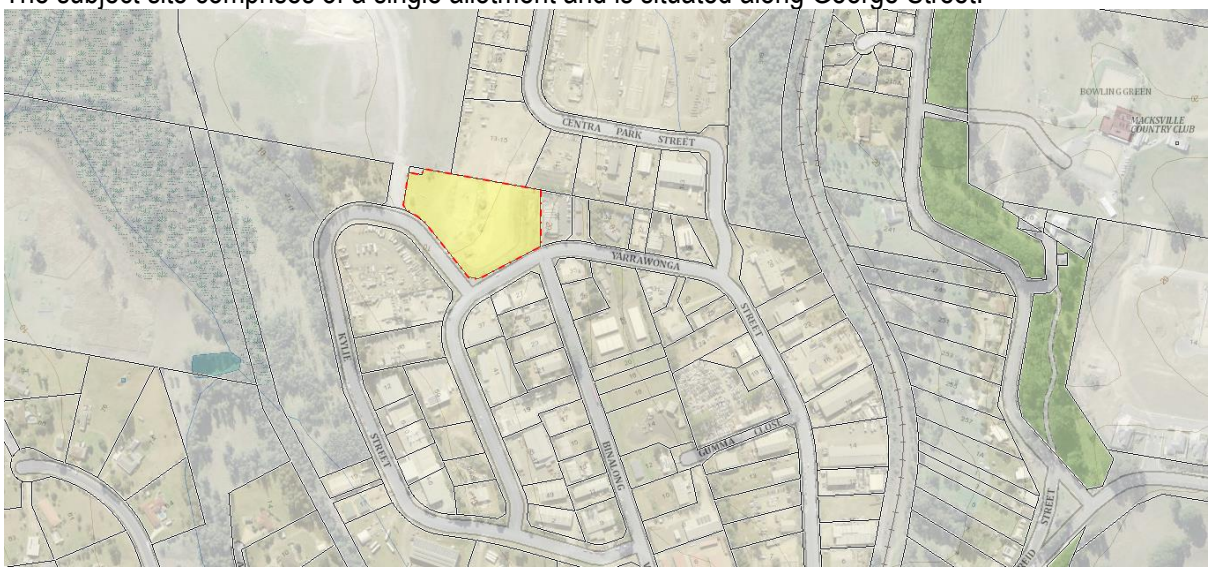

Figure 1: Location Plan at – 47 Kylie Street, Macksville

The site is an irregular shaped corner block with a street frontage to Kylie Street of approximately 100m and a street frontage to Yarrawonga Street of approximately 80m. The site has a Northern rear boundary of 138.96m, an Eastern side boundary of 65.66m and a Western side boundary of 38.79m. The subject site comprises a total site area of 1.354Ha by title – refer to the survey plan prepared by Baissline Surveying, accompanying this application.

The natural topography of the site slopes heavily from South Eastern embankment for a focused portion on South-Eastern end of the site. The majority of the sites topography is generally level with the proposed development sited effectively at the average level. The site contains another smaller embankment on the North-West corner, adjacent to lot 102 where retaining walls are implemented to control the cut and fill. The site does not contain any trees of significance including any which may be included under Council tree preservation order.

The site is a single lot and is legally identified as Lot 101| D.P 1076306. Now known as 47 Kylie Street, Macksville, the site consists of a vacant block of land, generally at grade with an embankment towards the south east, adjoining the Yarrawonga Street frontage.

Figure 2: Subject site at – – 47 Kylie Street, Macksville – Facing North: Cnr Kylie St/Yarrawonga St

The subject site is not constrained by acid sulphate soils.

2.2 Character of the Locality

Existing development in the immediate vicinity consists of industrial developments of comparable scales and uses. Therefore, the character, scale and intended use of our development is aligned with the existing developments within the surrounding vicinity.

Figure 2: Adjacent view of – 47 Kylie Street, Macksville – Facing South: Cnr Kylie St/Yarrawonga St

Figure 3: Streetscape Character – Facing East: Cnr 39 Yarrawonga Street, Macksville

3. PROPOSED DEVELOPMENT

3.1 Proposed Development

The proposed development comprises the construction of an industrial development with associated offices. The development is accompanied by hard stand, light duty areas and site parking to service the development.

The design intent of the proposed development is described below.

- To provide an industrial facility for the manufacturing of aluminum systems for construction
- Provide opportunity for local employment in the area
- Hard stand parking and light duty areas to improve vehicular circulation and parking accessibility on the site.
- Balance the built form through bulk and scale of the development and compliance with all built form controls prescribed under the relative DCP.

3.2 Over Shadowing & Privacy

The subject site is not likely to overshadow any adjoining development, being located in the industrial zone and surrounded by developments of the same scale and usage.

3.3 Parking, Access & Transport

The proposed development has been provided with excessive vehicular circulation to accommodate for light duty activity and parking circulation and spaces to accommodate for employers, visitors and clients.. There are sufficient sight distances available to view oncoming vehicles and pedestrians along the streetscape.

3.4 Landscaping

The proposal provides optimal landscaped areas and treatments around the perimeter of the site providing pervious areas consisting of new trees, shrubs and groundcovers appropriate to the site. The landscaping treatment addressing the Kylie Street frontage will enhance the amenity of the development adequately through the use of low lying planting of native trees and shrubs. Planting beds are strategically incorporated within the parking module area to soften the hard stand space through effective use of low lying and carefully selected native trees and shrubs.

Deep soil planting is proposed predominately along the Yarrawonga Street embankment to address the streetscape through effective use of suitably selected native trees and shrubs.

3.5 Waste Management

With regard to ongoing waste management, the development is serviced with a screened waste area for general waste, recycling, and greenwaste bins which will be wheeled weekly to the street on the designated waste collection day.

A detailed Construction Management Plan will be submitted with the Construction Certificate Application to deal with demolition and construction waste management.

3.6 Stormwater Management

The proposed stormwater management is within council DCP guidelines. BMY engineering consultants has prepared stormwater drainage plans allowing for a stormwater pit to collect rainwater runoff and downpipes and gutters suitably located and sized to control the load. Refer to the stormwater drainage plans accompanying this application for further details and analysis on stormwater management for the proposal at hand.

4. ENVIRONMENTAL PLANNING ASSESSMENT

4.1 Preface

The following provides an assessment of the proposed development against Section 79C of the EP&A Act, 1979.

4.2 Statutory Compliance

The relevant matters for consideration under Section 79C(1)(a) of the EP&A Act, 1979, are described below. The primary statutory document that relates to the subject site and the proposed development is *Nambucca Valley Local Environmental Plan (LEP) 2010. Nambucca Valley Development Control Plan (DCP)* is a non-statutory plan and is intended as a guideline to assessing proposed development. The relevant provisions of these documents and other relevant planning controls are summarized below.

4.3 SEPP No.55 – Remediation of Land

This State Environmental Planning Policy (SEPP) was gazette on 28 August 1989 and applies to the State of NSW. It introduces planning controls for the remediation of contaminated land and requires stage investigations to be made if land is found to be potentially contaminated.

Having liaised with Council's Planning Department regarding a historical search of previous approvals on the subject site and adjacent properties, it is considered that there is no reason to suspect that the subject site contains contamination as the site has been used as residential since the land was first subdivided.

4.4 Nambucca Valley Local Environmental Plan 2010

The aims *Nambucca Valley LEP 2010* are:

- This Plan aims to make local environmental planning provisions for land in Nambucca in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.
- The particular aims of this Plan are as follows—
- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
    - to promote development that is ecologically sustainable,
    - to encourage growth in a planned and co-ordinated manner which will be economically and ecologically sustainable,
    - to protect, manage and enhance areas of high quality landscape, natural and scenic resources and environmental values, including water resources, wildlife habitat and corridors,
    - to protect and promote the use of rural resources for agricultural and primary production and related processing service and value adding industries,
    - to provide opportunities for rural, residential and hobby farm lifestyles on suitable land that is accessible and provided with adequate infrastructure,
    - to protect places and buildings of archaeological or heritage significance, including Aboriginal relics and places.

Under the LEP the subject site is located within *Zone E4 – General Industrial.* The Land use Table within the LEP identifies the objectives of the zone as follows:

Objectives of zone

- 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 proposal is considered to comply with the relevant objectives of the zone. The proposal represents an appropriate form of industrial development, applicable to the subject zoning of the site.

Light industries development is permissible in the E4 zone with consent from Council.

4.5 Nambucca Valley Development Control Plan

The Nambucca Valley Development Control Plan applies to all land within the Nambucca Valley Council Jurisdiction. The relevant provisions of the part G of the DCP are detailed in table below, which indicates that the proposal is consistent with the requirements of the DCP

TABLE SUMMARY OF DCP COMPLIANCE

Control / Standard	Requirement	Proposal	Complies
G1.3.1 Allotment size	Min. site area 1500m² Min. Lot Width 30m	1.344Ha 103m	Yes
Height of Buildings	N/A	11.7m, 2 storeys	-
FSR	N/A	Total GFA = 4,949.76m^2	-
D1.3.3 Setbacks Front Side Secondary Rear	 Min. 6m Min. 3m Min. 3m	 6m 30.4m 3m	 Yes Yes Yes
G1.3.4 Landscaping	N/A	4,497.07m^2	Yes
Part C: Parking and access	1 Space Per 70m2 GFA = 71 Spaces	55 Spaces	No

4.6 DCP Part C: Parking and access

The proposed development falls short in terms of compliance with the prescribed parking controls. It is however outlined that the proposed 55 spaces sufficiently service the development at hand and council are requested to consider the minor variation as the development is provided with a high level of amenity.

4.7 External Appearance & Design

The proposal will result in the construction of a typical industrial shed arrangement with a gable roof form. The South West corner is occupied by the office space and addresses the streetscape with signage and external façade treatment that wraps around the corner. The proposal generally presents itself as an industrial development with with use of use of medium grey external cladding the clients signature green colour for a small portion through treated elements that address the streetscape.

Surrounding developments within the locality are identified to have comparable industrial shed-like compositions and forms.

Proposed external building material and finishes are provided on the submitted elevations and schedule of external finishes.

4.8 Relationship to Neighboring Properties

Privacy

It is considered that the proposed dwellings will have minimal impacts on privacy to adjoining properties. Adoining developments within the vicinity of the site are identified as the same usage and scale of the proposed development, therefore no overshadowing or privacy impacts are identified for this type of industrial development.

The sites internal configuration has been designed to maximize privacy and separation between adjoining sites adjacent to the rear boundary. The hard stand, light duty parking and circulation spaces are arranged to address the Kylie Street frontage effectively.

Accordingly, the proposal will not result in adverse visual or acoustic privacy impacts on adjoining properties and further proposed development within the vicinity.

4.9 Site Suitability

Access to Services

The subject site lies within good reach of local services as well as having good access to community centres in the Macksville locality The site is situated within a well-established industrial area and therefore, electricity, water, telephone, sewer and network services are readily available to the site.

Hazards

The site and area in general is not recognized by Council as being subject to flooding, instability, landslip or bushfire prone. The proposed development is not likely to increase the likelihood of such hazards occurring.

4.10 The Public Interest

The proposed development has been designed to relate appropriately to the site and surrounding development. The proposal is compatible with existing development in the area and provides additional industrial development in the area that will have minimal adverse impacts on the surrounding environment. Therefore, the proposed development is in the public interest.

5.0 CONCLUSION

The proposed development has been assessed in accordance with the provisions of Section 79C of the Environmental Planning & Assessment Act, 1979 and Council's planning instruments.

The proposal is permissible in *Zone E4 – General Industrial* and responds positively to the circumstances of the site and its context and the provisions of Councils planning framework.

The proposed development is an appropriate form of development and is consistent with the aims and objectives of the *Nambucca Valley LEP 2010* and other relevant controls *Nambucca Valley* DCP.

The proposed development has been designed to be sympathetic with the surrounding industrial character and landscape. The site is considered suitable for the proposed form of industrial development resulting in minimal environmental, social or economic impacts to the environment.

The proposal is respectful of the amenity of neighbouring industrial properties and will provide a high level of opportunity for the locality.

The proposal is in the public interest and therefore Council support and approval is warranted.