



LAND DEVELOPMENT  
SOLUTIONS

# STATEMENT OF ENVIRONMENTAL EFFECTS

CHANGE OF USE TO DEPOT

20 SELWYN STREET MAYFIELD EAST  
Lot 1 in DP 581002

Prepared: September 2023 (Revised)

Reference: 6759

Client: JBC FAMILY NOMINEES PTY LTD

**SURVEYING • PLANNING • ENGINEERING**

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## 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to accompany a Development Application (DA) for the change of use to Depot and with demountable buildings at No.20 Selwyn Street, Mayfield East.

Land Development Solutions Pty Ltd lodges this application on behalf of our client JBC Family Nominees Pty Ltd, pursuant to Section 4.12 of the Environmental Planning and Assessment (EP&A) Act 1979, as amended. The proposal has been prepared in accordance with the provisions of Part 4 Division 4.3 Section 4.15 of the EP&A Act 1979, SEPP Three Ports and the Newcastle Local Environment Plan 2012 and Development Control Plan 2023.

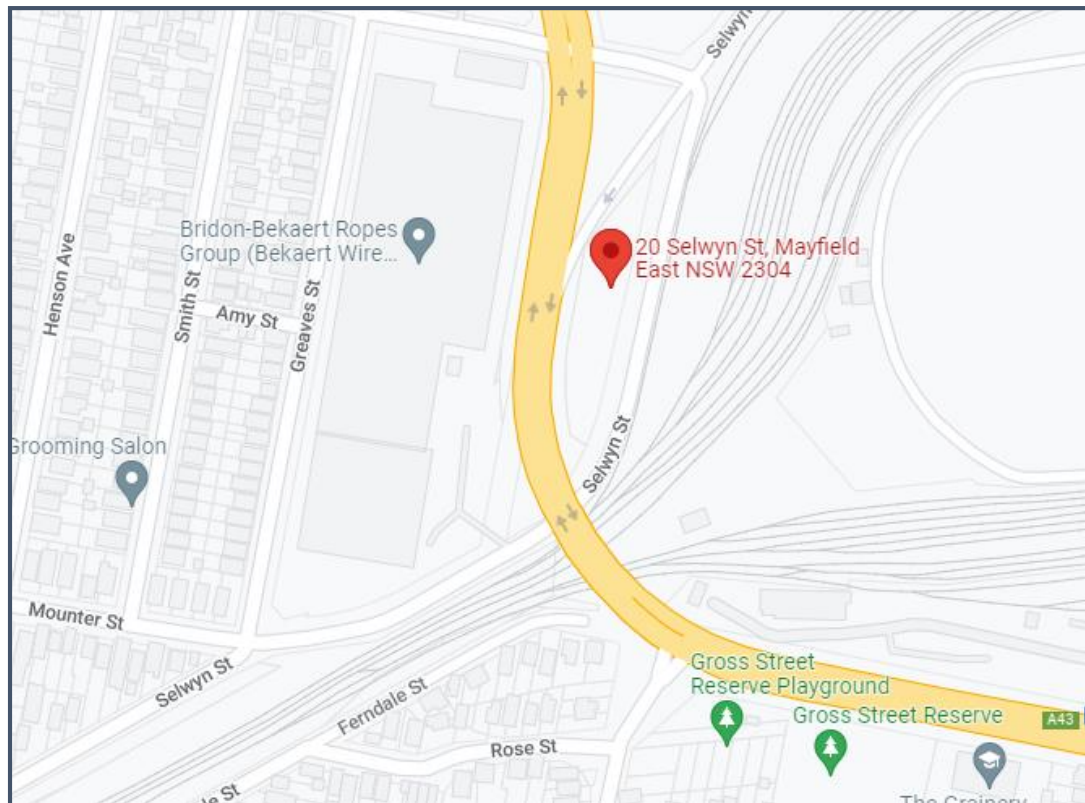
Section 4.15(1) of the EPA Act, 1979 provides the assessment criteria, which a consent authority is to take into consideration, where relevant, when considering a DA. An assessment of the proposal relative to the matters prescribed under Section 4.15(1) is provided in this report.

## 2.0 SITE ANALYSIS

### 2.1 LOCATION & PROPERTY DESCRIPTION

The title details of the parcel subject to this DA are Lot 1 in Deposited Plan Number 581002, Parish of Newcastle, County of Northumberland.

The proposed development site has a frontage of 151.790m to Selwyn Street and 138.548m to Industrial Drive, is zoned SP1 Special Activities and has an area of 4,028.6m<sup>2</sup>. The subject site is located within a mixed industrial, commercial and residential area with a variety of different business types.



*Figure 1: Locality Diagram of subject site*

## **2.2 SITE CHARACTERISTICS**

The subject site is vacant and was purchased as surplus government land and does not currently contain any buildings or structures. The site is surrounded by roads on all sides with an established perimeter planting of mature she Oaks along the northern and western frontages.

### **2.2.1 Existing Use**

The site is vacant and has been surplus government land related to public roads and has not been used for any industrial activities.

### **2.2.2 Flooding**

The subject site is not identified as being affected flood prone land.

### **2.2.3 Potential Acid Sulphate Soils & Site Contamination**

Minimal earthworks are proposed as the site is merely to be used for the storage of building material related to a port related operation. The proposed depot will consist of portable building and all weather vehicle access in the form of compacted gravel driveways and hardstand.

### **2.2.4 Mines Subsidence**

The subject site is not located within a proclaimed Mine Subsidence District under Section 22 of the Mine Subsidence Compensation Act 2017.

### **2.2.5 Heritage Significance**

The site is not located within close proximity of a Heritage Listed item. The nature of the application being for relocatable structures and use as a depot does not create any long term impacts on the surrounds.

### **2.2.6 Ecology**

The land subject to this DA has no intrinsic ecological value.

## 2.3 SURROUNDING DEVELOPMENT

The building to the West located at No.2 George Street is a large metal commercial building the subject site has no adjoining lots that contribute to the surrounding are only lots located within close proximity.

## 3.0 DETAILS OF THE PROPOSAL

### 3.1 THE PROPOSAL

The purpose of this application is to obtain consent for change of use to a depot. This would be used to store scaffolding materials for Scaffconnect Australia which has port related work with Port Waratah Coal Services to erect scaffold to coal loading machinery for access and maintenance purposes. All buildings that will be onsite for the staff will be a office, lunch room and Portaloo's.

### 3.2 DEVELOPMENT DETAILS

Placement of a relocatable structures include site offices, toilet facilities and storage, construction of an access way, deck and a roofed over work area.

The site will be used to store scaffold material with collection and distribution. Storage of vehicles will be located within the site outside of operational hours. A portion of the site will be retained and levelled with soil being imported to the site as needed. No concrete hardstand is proposed within the site with compacted gravel being utilised for driveways and storage areas.

#### 3.2.1 Demountable Details

The proposed demountable buildings are a standard product designed to Australian Standards and used as per their design. Typically they are sold as offices, lunch rooms and bathrooms and this is exactly what has been proposed for this application. [Demountable Buildings | Portable Buildings | Modular Buildings \(blueskymodularbuildings.com.au\)](#)

### 3.2.2 Environmental Planning & Assessment Regulations 2021

#### Clause 62 Consideration of Fire Safety.

This section applies to the determination of a development application for a change of building use for an existing building if the applicant does not seek the rebuilding or alteration of the building.

(2) The consent authority must—

(a) consider whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use, and

(b) not grant consent to the change of building use unless the consent authority is satisfied that the building complies, or will, when the development is completed, comply, with the Category 1 fire safety provisions that are applicable to the building's proposed use.

(3) Subsection (2)(b) does not apply to the extent to which an exemption from a provision of the *Building Code of Australia* or a fire safety standard is in force under the [Environmental Planning and Assessment \(Development Certification and Fire Safety\) Regulation 2021](#).

The proposal does not intend to change the use of any building but purchase and install manufactured demountable buildings constructed to Australian Standards

#### 63 Considerations for erection of temporary structures

In determining a development application for the erection of a temporary structure, the consent authority must consider whether—

(a) the fire protection and structural capacity of the structure will be appropriate to the proposed use of the structure, and

(b) the ground or other surface on which the structure will be erected will be sufficiently firm and level to sustain the structure while in use.

The demountable are not considered a temporary structure and are built to Australian Standards in relation for fire codes. The positioning of the structures are greater than 3m apart ensuring adequate separation. The



intended use is as a site office, lunch room with microwave and fridge, storage and a toilet block.

### 3.3 PROPOSED OPERATION DETAILS

The depot that will be used for storage will operate during normal construction business hours, typically:

Day	Time	Attendees (Approx.)
Monday	7am – 5pm	1-2 persons
Tuesday	7am – 5pm	1-2 persons
Wednesday	7am – 5pm	1-2 persons
Thursday	7am – 5pm	1-2 persons
Friday	7am – 5pm	1-2 persons
Saturday	-	- persons
Sunday	-	- persons

The nature of the business employees 30-40 staff most of which are scaffold riggers and drivers who operate offsite during business hours. The site has minimal staff on site as the nature of the industry is that employees meet on the worksite. The depot will mainly be used for collection and storage of scaffolding equipment.

### 3.4 PARKING

Newcastle DCP 2012 provides the following requirements for warehouse or distribution centre within Newcastle City Centre:

- Car parking - 1 space per 200m<sup>2</sup> or 1 space per 2 staff or
- 1 space per 100m<sup>2</sup> of 1 space per 2 staff for industrial use

A Traffic and Parking Assessment has been undertaken as part of this application by Intersect Traffic and included in [Appendix C](#).

Ample parking exists within the site for staff and company vehicles as shown on the site plan.

### **3.5 ACCESS**

The site will be accessed from Selwyn Street with two driveway aprons to allow for drive through traffic for larger vehicles. No access will be permitted to Industrial Drive.

### **3.6 UTILITIES AND SERVICES**

The proposed change of use will not alter the existing servicing of the site. Sewer is not currently available to the site and due to the nature of the proposed development servicing will be provided by a private contractor to extract and dispose of the sewer to a licensed facility.

## 4.0 PLANNING POLICIES

### 4.1 NEWCASTLE LOCAL ENVIRONMENTAL PLAN 2012

#### **Clause 2.3 – Zone Objectives and Land Use Tables**

The site which is the subject of this proposal is zoned SP1 Special Activities under the Newcastle Local Environmental Plan 2012.

##### Zone objectives:

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

##### Permitted without consent

Roads

##### Permitted with consent

Aquaculture; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

As shown above, the Depot is not permissible within zoned SP1 Special Activities however, according to the SEPP (Port Botany) 2013 the Depot is permissible (as shown below).

## 4.2 STATE ENVIRONMENTAL PLANNING POLICIES

### 4.2.1 SEPP (Transport & Infrastructure) 2021

#### Chapter 5 Three Ports – Port Botany, Port Kembla and Port of Newcastle

The subject land is located within the Port of Newcastle Lease Area under Chapter 5 of State Environmental Planning Policy (Transport & Infrastructure) 2021. In accordance with subclause 5.6 of the Policy the Minister for Planning, or delegate, is the consent authority for all development on land within the Lease Area. Therefore, any DA for the proposal is to be submitted to the Department of Planning.

The aims of this Chapter are as follows—

- (a) to provide a consistent planning regime for the development and delivery of infrastructure on land in Port Botany, Port Kembla and the Port of Newcastle,
- (b) to allow the efficient development, re-development and protection of land at Port Botany, Port Kembla and the Port of Newcastle for port purposes,
- (c) to identify certain development within the Lease Area as exempt development or complying development,
- (d) to specify matters to be considered in determining whether to grant consent to development adjacent to development for port purposes,
- (e) to provide for development at Port Botany that does not, by its nature or scale, constitute an actual or potential obstruction or hazard to aircraft,
- (f) to identify certain development as State significant development or State significant infrastructure,
- (g) to ensure that land around the Lease Area is maintained for port-related and industrial uses, including heavy industry on land around Port Kembla.

#### Section 5.4 Relationship with other environmental planning instruments

Subject to this section, in the event of an inconsistency between this Chapter and another environmental planning instrument, whether made before or after the commencement of this Chapter, this Chapter prevails to the extent of the inconsistency.

## Zone SP1 Special Activities

### 1 Objectives of zone

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.
- To maximise the use of waterfront areas to accommodate port facilities and industrial, maritime industrial, freight and bulk storage premises that benefit from being located close to port facilities.
- To enable the efficient movement and operation of commercial shipping and to provide for the efficient handling and distribution of freight from port areas through the provision of transport infrastructure.
- To provide for port related facilities and development that support the operations of Port Botany, Port Kembla and the Port of Newcastle.
- To facilitate development that by its nature or scale requires separation from residential areas and other sensitive land uses.
- To encourage employment opportunities.

### 2 Permitted without consent

Jetties; Moorings; Roads

### 3 Permitted with consent

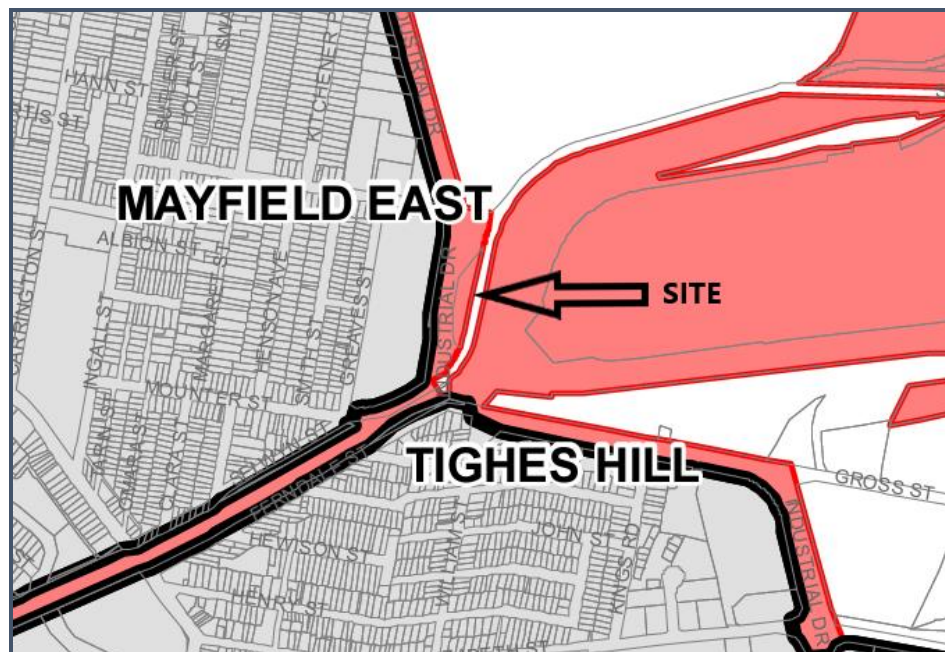
Capital dredging; Environmental facilities; Environmental protection works; Food and drink premises; Maintenance dredging; Navigation and emergency response facilities; Neighbourhood shops; Port facilities; Wharf or boating facilities; **Any other development not specified in item 2 or 4**

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Artisan food and drink industries; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises;

Community facilities; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Funeral homes; Health services facilities; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Mortuaries; Open cut mining; Places of public worship; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Veterinary hospitals; Wholesale supplies

As shown in bold above, Scaffconnect Australia who will be the occupant of the site has Port related contracts to supply scaffold for the access and maintenance of coal loading equipment within the Port area of Newcastle. As depot is not listed as a prohibited use it is therefore permissible for the SP1 zoning.



*Figure 2 - Three Ports Leese Area*

## Section 5.20 – Earthworks

*(1) The objective of this section is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.*

*(2) Development consent is required for earthworks unless—*

*(a) the earthworks are exempt development under this Chapter or another applicable environmental planning instrument, or*

*(b) the earthworks are ancillary to development that is permitted without consent under this Chapter or to development for which development consent has been given.*

*(3) Before granting consent to a development application for development for the purposes of earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—*

*(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,*

*(b) the effect of the development on the likely future use or redevelopment of the land,*

*(c) the classification of the soil to be excavated,*

*(d) the effect of the development on the existing and likely amenity of adjoining properties,*

*(e) the destination of any excavated material,*

*(f) the likelihood of disturbing relics,*

*(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,*

*(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development,*

*(i) the potential impact on groundwater and groundwater dependent ecosystems,*

*(j) whether the development is likely to result in water pollution or land pollution,*

*(k) whether the development can be carried out in a way that will minimise wind-blown or traffic-generated dust emissions.*

*(4) The consent authority must not grant consent to a development application under this section unless the consent authority is satisfied that fill brought to the site—*

*(a) contains only virgin excavated natural material, or*

*(b) is the subject of an excavated natural material exemption in force under the Protection of the Environment Operations (Waste) Regulation 2014, Part 9.*

*(5) In this section—*

*land pollution and water pollution have the same meaning as in the Protection of the Environment Operations Act 1997.*

Minimal earthworks are proposed with no soil to be removed from the site. The proposed depot has modular portable buildings proposed on bearer and joist foundations and compacted gravel throughout the driveway and storage area as shown on the Architectural plans. The earthworks are proposed in order to level a portion of the site to allow for better vehicle access and manoeuvrability as shown on the Architectural Plan with some retaining located along the Selwyn Street frontage.

#### **Section 5.29 – Preservation of trees or vegetation**

*(1) The objective of this section is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.*

*(2) This section applies to species or kinds of trees or other vegetation on land to which this Chapter applies (other than the Lease Area) that are prescribed for the purposes of this section by a development control plan made by the Council of the area in which they are situated or by the Planning Secretary.*

*Note—*

*A development control plan may prescribe the trees or other vegetation to which this section applies by reference to species, size, location or other manner.*

*(3) A person must not cut down, top, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by—*

*(a) development consent, or*

*(b) a permit or an approval granted by the Council of the area in which the tree or vegetation is situated.*



- (4) The refusal by the Council to grant a permit or an approval to a person who has duly applied for the grant of the permit or approval is taken for the purposes of the Act to be a refusal by the Council to grant consent for the carrying out of the activity for which a permit was sought.*
- (5) This section does not apply to a tree or other vegetation that the Council of the area in which the tree or vegetation is situated is satisfied is dying or dead and is not required as the habitat of native fauna.*
- (6) This section does not apply to a tree or other vegetation that the Council of the area in which the tree or vegetation is situated is satisfied is a risk to human life or property.*
- (7) A permit or approval must not allow cutting down, topping, pruning, removal, injuring or destruction of a tree or other vegetation—*
- (a) that is or forms part of a heritage item, or*
  - (b) that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance,*
- unless the Council is satisfied that the proposed activity—*
- (c) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object or Aboriginal place of heritage significance, and*
  - (d) would not adversely affect the heritage significance of the heritage item, Aboriginal object or Aboriginal place of heritage significance.*
- (8) This section does not apply to or in respect of—*
- (a) the clearing of native vegetation—*
    - (i) that is authorised by a development consent or property vegetation plan under the Native Vegetation Act 2003, or*
    - (ii) that is otherwise permitted under Division 2 or 3 of Part 3 of that Act, or*
  - (b) the clearing of vegetation on State protected land (within the meaning of clause 4 of Schedule 3 to the Native Vegetation Act 2003) that is authorised by a development consent under the provisions of the Native Vegetation Conservation Act 1997 as continued in force by that clause, or*
  - (c) trees or other vegetation within a State forest, or land reserved from sale as a timber or forest reserve under the Forestry Act 1916, or*
  - (d) action required or authorised to be done by or under the Electricity Supply Act 1995, the Roads Act 1993 or the Surveying and Spatial Information Act 2002, or*

*(e) plants declared to be noxious weeds under the Noxious Weeds Act 1993, or  
(f) plants declared to be marine vegetation under the Fisheries Management Act 1994.*

Perimeter trees are established along the Industrial Drive throughout the embankment all proposed works are well outside any zone of influence to these trees which will remain as part of this development. An Arborist report has been prepared by Area Tree Vet and include din Appendix G which supports the proposed use as the perimeter fencing protects these existing trees.



*Figure 3: Subject site with existing perimeter trees*

### 4.3 DEVELOPMENT CONTROL PLAN 2023

The aim of Newcastle's DCP 2023 is to expand upon the aims, objectives and provisions of the LEP 2012. The relevant sections of the DCP applicable to the proposed development are:

- Part D Section D – Industrial
- Part B Urban Heat
- Part C Movement Networks

#### Part D Section D Industrial

##### 8.0 – Building Setback

#### Objectives

1. Ensure adequate area is available at the street frontage to accommodate satisfactory landscaping, access, parking and manoeuvring of vehicles.
2. Reduce the visual impact of development on the streetscape.
3. Provide a buffer between adjoining residentially zoned land, or land currently used for residential purposes, reducing adverse impacts on surrounding land uses and residential amenity.

The positioning of the demountable buildings are setback greater than 5m from Industrial Drive and 2m to the secondary street frontage of Selwyn street. Due to the scale of the proposed buildings and the frontage of the site there is no visual impact on Selwyn street with only localised traffic usage. The site is surrounded by industrial usage and port related operations and the proposed setbacks do not impact on any neighbouring amenity.

## 9.0 – Character & Amenity

### Objectives

1. Promote development that is functional and attractive in the context of its local environment through appropriate design.
2. Ensure development is sympathetic with the streetscape character and amenity of any adjoining residential precinct.
3. Any proposed building or proposed alterations and additions to an existing building are to minimise and ameliorate any potential adverse impacts on amenity, noise privacy or overshadowing on any adjoining residential zoned land.
4. Provide awareness of the obligations under the Commonwealth's Disability Discrimination Act 1992.
5. Promote lot consolidation and ensure development does not result in isolated sites.

The nature of the business and low scale of number of employees on site at any one time (1-2 people) supports the proposed modular structures relative to this chapter. The intention of the site is to be used as a low impact storage yard for scaffold where site alteration remains minimal in order to achieve a set down and storage area for the scaffold along with vehicle access and facilities. The extent of the existing established trees remain around the perimeter of the site ensuring adequate screening of the business from the main road being Industrial Drive.

## 10.0 – Development that adjoins or is located within proximity to residentially zoned land uses

Not applicable

## 11.0 – Communal outdoor area

The proposed floor area is less than 500m<sup>2</sup> and with only 1-2 staff members on site an outdoor communal area is not proposed due to the low number of staff present on site and the operational details of the business.

## 12.0 – Open storage and work areas

### Objectives

1. Ensure open storage and work areas are suitably screened from public view.

The proposed scaffold storage area is completely screen from the street by established mature trees. In addition perimeter fencing is proposed for security and landscaping proposed as detailed within the landscape plans in [Appendix D](#)

## 13.0 – Loading and unloading and servicing areas

### Objectives

1. Provide for the design of loading and servicing areas in a functional and aesthetically pleasing manner.

The design of the loading and unloading area is based on how the business has successfully operated for over 30 years at its previous Carrington depot. Scaffold is racked on building sited and transported to the Depot where is it forklifted off still within the racks and stored for later collection and distribution to a new site.

## 14.0 – Parking Vehicle access and movement

### Objectives

1. Ensure adequate provision is made for on-site car parking and for employees and visitor's vehicles.
2. Create attractive landscaped car parking throughout the development.
3. Maximise opportunities for walking and cycling and where possible.

There is adequate parking room for the 1-2 staff members on site and landscape proposed to complement the established perimeter trees.

## 15.0 – Access to Sunlight

### Objectives

1. Ensure development retains reasonable levels of solar access to solar panels on neighbouring properties.

Not applicable as there are no adjoining neighbours.

## Part B Section B6 Urban Heat

### Objectives

1. Design built form, including public and private open spaces, with measures that reduce the impact of high to extreme heat stress days on residents, workers and visitors.
2. Reduce and mitigate the contribution of built development to urban heat, through passive design and nature-based solutions.
3. Mitigate urban heat to facilitate a high level of comfort throughout the year, with improved outcomes on hot days and the summer period.
4. Encourage landscaping and shading that supports urban heat resilience.

The proposed depot achieves the objectives as the site coverage is extremely small given the overall site area and the proposed demountable buildings. The design maintain extensive established trees within the site whilst proposing landscape to soften the site and permeable compacted gravel as opposed to concrete within the driveway and storage area.

## Part C Section C1 Traffic Parking and access

### 7.0 – Application requirement

Intersect Traffic has prepared a Traffic Impact Assessment that addresses and supports the elements of this section of the DCP. A copy of their report is included in [Appendix C](#).

## Part C Section C2 Movement Networks

### Objectives

1. Provide for all modes of travel through increased connectivity, legibility, and permeability.
2. Ensure that development incorporates access to shaded, efficient and safe active and public transport options that are attractive and aim to reduce private vehicle dependency.

3. Ensure the movement network has clear structure and that street blocks facilitate safe and efficient internal and external pedestrian, cyclist, and vehicular movements.
4. Ensure that road design: reflects the roles of the road and the needs of road users; is based on sound engineering practices, and; meets relevant Australian Standards, Austroads publications and road authority design guidelines as appropriate.

### 7.0 – Movement Network

Intersect Traffic has prepared a Traffic Impact Assessment that addresses and supports the elements of this section of the DCP. The site access is designed to cater for HRV access with drive through access and open clear line of sight. A copy of their report is included in [Appendix C](#).

### Part C Section C3 Vegetation preservation and care

#### Objectives

1. Manage and care for the urban forest and maximise urban greening, resulting in a healthy, green and biodiverse city that provides economic, ecological and social benefits.
2. Identify declared vegetation under the Biodiversity and Conservation SEPP.
3. Provide opportunities for ecosystem pollinator habitat.
4. Prioritise the retention of the existing urban forest.
5. Ensure compensatory plantings are provided when vegetation is cleared.
6. Protect and enhance the biodiversity and amenity value of the urban forest through the protection

An Arborist has been to site and reported on the trees within the site and surrounds. The proposal does not require any tree removal and all perimeter trees will remain. Internally non native grasses and invasive weeds will be removed to allow for the site works to be undertaken.



## Part C Section C4 Stormwater

### Objectives

1. Outline CN's requirement for stormwater management for development.
2. Adopt a whole of water cycle approach to development.
3. Promote sustainable practices in relation to the use of water resources for human activities.
4. Ensure an appropriate quality and quantity of water enters waterways.
5. Protect and enhance waterways, watercourses, wetlands and their riparian corridors.
6. Promote soil infiltration and ensure stormwater is controlled and managed appropriately.
7. Promote best practice and innovative water sensitive urban design solutions.

Rainwater reuse tanks will collect roof water for reuse within the site. Minimal hardstand is proposed as the majority of the storage area and driveway will consist of compacted gravel. Any hardstand areas will direct sheet flow to landscaped areas for infiltration. The proposed roof area represents a impervious area being 4.8% of the site leaving large open areas for infiltration and very little impervious areas. A Stormwater Management Plan is included in [Appendix F](#)

## Part C Section C6 Waste Management

### Objectives

1. Manage waste in accordance with the waste hierarchy to:
  - a. avoid producing waste in the first place
  - b. minimise the amount of waste produced
  - c. re-use items as many times as possible to minimise waste
  - d. recycle once re-use options have been exhausted
  - e. dispose of what is left, as a last resort, in a responsible way to appropriate waste disposal facilities.
2. Ensure waste management and mitigation at demolition, construction and operation stages are designed to provide satisfactory amenity for occupants.
3. Ensure occupants are active and empowered participants in creating solutions and waste mitigation and minimisation.



4. Ensure that development incorporates waste management systems that are efficient and capable of handling the forecasted waste generation.

The proposal does not require any demolition as the site is vacant. Prefabricated modular building will be installed on site with no waste created. The 1-2 staff members will generate a very low amount of waste and suitable for Council waste collection in Selwyn Street. The nature of the depot being for scaffold storage does not create any waste.

### **Part C Section C7 Safety & Security**

#### **Objectives**

Utilise CPTED methods to prevent crime through building and place design, influencing construction and management to:

1. Increase the perception of risk to criminals by increasing the possibility of detection, challenge and capture.
2. Increase the effort required to commit crime by increasing the time, energy or resources which need to be expended.
3. Reduce the potential rewards of crime by minimising, removing or concealing 'crime benefits'.
4. Remove conditions that create confusion about required norms of behaviour.
5. Identify crime risks of a development, and the appropriate level of CPTED treatments to remove or, at a minimum, minimise or mitigate risk of crime.

The nature of the proposal does not trigger the requirement to prepare a CPTED report however the principles have been applied to create territorial reinforcement through perimeter fencing along with controlled access via gates and the office located towards the front of the site for passive and active surveillance.

## Part C Section C8 Social Impact

### Objectives

1. Ensure development applications are accompanied by sufficient evidenced information to allow adequate assessment of social impacts arising from a development.
2. Ensure a clear, consistent and rigorous approach informed by social research methodology to identify, assess, respond and monitor the social impacts of a development.
3. Improve development outcomes by early identification of social impacts and installation of supportive measures, proportionate with the type of development and level of impacts.
4. Maximise opportunity for stakeholders who may be impacted by a development to participate in meaningful social impact assessment consultation.
5. Ensure that adverse consequences of a development are identified to inform decisions about whether to proceed or install measures to minimise or ameliorate those negative impacts.
6. Maximise opportunity for development to occur in locations supported by adequate services and facilities to meet the locality's current and projected social needs.
7. Ensure inclusion and equity are achieved by maximising accessibility and universal design.
8. Maximise the retention of existing affordable housing stock and proportionate mitigation of losses.

The site falls within the SEPP Three ports lease area and as such the port related business will continue to enhance and support the port related operations which bring about an overall greater social benefit to the city through employment and financial wellbeing. The site is zoned SP1 and the proposal utilises the land as such where previously the site remained vacant and underutilised. The proposed change of use allows for employment to continue for the established business and to support the regions construction related industry.

## Part C Section C9 Advertising and Signage

### Objectives

1. Ensure that signage and advertising is well designed, appropriately sized and positioned in a consistent manner.
2. Ensure signage and advertising, including prospective signage and advertising, is considered, integrated, and positively contributes to the overall design and presentation of buildings.
3. Ensure that signage and advertising does not intrude into, or detract from the architectural merit and heritage significance of existing buildings, significant views, vistas, or streetscapes.
4. Ensure that signage and advertising does not compromise pedestrian, cyclist or vehicle safety and amenity.
5. Maximise the positive contribution that signage and advertising makes to the vibrancy, legibility and commercial viability of businesses.
6. Ensure that signage and advertising does not compromise the amenity of active street frontages in commercial areas.
7. Minimise visual clutter caused by the proliferation of signage and advertising and encourage the rationalisation of signage through fewer more effective signs.

The proposal will only provide exempt sized business identification signage on the entry gate in Selwyn Street. The nature of the business does not require any significant signage as there are no customers that need to access the site as it is purely utilised to store scaffold and associated work vehicles.

## 6.0 CONCLUSION

The above assessment of the change of use to the site, addresses the requirements of chapter 5 of SEPP Transport & Infrastructure 2021 (Three Port) legislation. The proposed works will have minimum impact upon the existing area and are of a scale and nature that does not alter the existing site significantly.

The proposal constitutes an appropriate form of development that is consistent with the character and uses of the surrounding area. The proposal is one that has been the subject of detailed design consideration and the resultant scheme is one which fits comfortably within the locality and which creates no significant adverse impacts on any neighbouring properties.

The proposal is reasonable and appropriate when considered under the relevant headings for consideration in Part 4 Division 4.3 Section 4.15 of the EP&A Act 1979, as amended, and is worthy of favourable consideration by Department of Planning and Council.

## APPENDIX A

### Detail Survey



## APPENDIX B

# Architectural Plans



## APPENDIX C

# Traffic & Parking Assessment



## APPENDIX D

# Landscaping Plans





## APPENDIX E

### Acoustic Report



## APPENDIX F

# Stormwater Management Plan



## APPENDIX G

### **Arborist Report**



## APPENDIX H

### AHIMS Search

## APPENDIX I

### Costing Report



## APPENDIX J

### Planning Certificate



## APPENDIX K

### Hunter Water Endorsed Plans

