

Statement of Environmental Effects

Lot 101, Jarrick Way, Jindera, New South Wales

1. Introduction

This Statement of Environmental Effects (SEE) accompanies the development proposal for Lot 101, Jarrick Way, Jindera, NSW, submitted by Green Earth Material Co. The proposed land use includes the supply, storage, and processing of a wide range of bulk landscape and construction materials in an industrial setting.

2. Description of Proposal

The proposed development involves the storage, handling, and distribution of:

- Bulk quarry materials
- Bulk landscape products (mulches, soils, composts)
- Bulk timber products
- Bulk aggregates, sands, and soils
- Bulk gypsum and lime
- Bulk asphalt blends and milling

Operations will include material screening, processing on a central concrete pad, and stockpile management within segregated bins across a 15,000m² hardstand industrial site.

3. Site Description

Lot 101 is a level, vacant parcel of land within the Jindera industrial estate. The site has a fully compacted road base surface, perimeter fencing, and secure vehicular access via Jarrick Way. There is minimal vegetation and no existing structures.

The site is appropriately zoned for industrial use and is surrounded by similar industrial lots.

4. Environmental Management Measures

The following environmental controls will be implemented:

- Dust suppression via sprinklers and active monitoring of stockpile dryness
- Stormwater runoff will be managed with on-site drainage and sediment control barriers
- Materials will be stored in clearly designated, segregated bins to minimise cross-contamination
- Timber and green waste will be stored in the rear corner to avoid wind exposure
- Asphalt and gypsum will be stored on sealed or bunded surfaces to prevent leaching
- Noise will be managed by limiting high-impact operations to standard business hours

5. Traffic and Access

The site will be accessed by heavy vehicles including B-doubles and truck and dogs. Internal traffic flow will be managed to ensure safe loading/unloading zones.

No adverse impacts are expected on local roads, and entry/exit points are designed for minimal disruption to surrounding businesses.

6. Waste Management

All waste generated from on-site operations will be sorted and processed accordingly:

- Timber waste and green waste will be recycled or mulched
- Contaminated soils and unusable material will be disposed of at licensed facilities
- General site waste will be managed by commercial waste contractors

7. Visual Impact

The site will maintain a clean, professional presentation, with clear signage and neat storage. Screening vegetation may be planted along boundaries if required.

All operations will be kept low profile to align with the surrounding industrial aesthetic.

8. Conclusion

This proposal supports sustainable material supply and recycling within an existing industrial zone. With the implementation of the outlined environmental safeguards, the proposed development at Lot 101, Jarrick Way, will have minimal adverse environmental impact.

Submitted by: Andrew Glenn

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