



# Statement of Environmental Effects

## Construction and Use of a Take-Away Food and Drink Premises 4 Heritage Drive, Chisholm NSW 2322

### McDonald's Australia Limited

21-29 Central Avenue  
Thornleigh NSW 2120

Prepared by:

**SLR Consulting Australia**

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## Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	12 December 2024	Melanie Dow	Rachel McNeil	Rachel McNeil
2.0	18 December 2024	Melanie Dow	Rachel McNeil	Rachel McNeil

## Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with McDonald's Australia Limited (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



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## 1.0 Executive Summary

This Statement of Environmental Effects (SEE) is submitted to Maitland City Council (Council) in support of a Development Application (DA) at 4 Heritage Drive, Chisholm NSW. This DA seeks approval for civil works, construction of a freestanding, single-storey, take away food and drink premises, associated car parking and loading facilities, signage and 24/7 trade. All works are identified on the Architectural Plans attached at **Appendix A**.

The proposed McDonald's operation is situated within and optimises a highly accessible and convenient location. An existing DA has been approved at the site (DA/2021/1702) for a Mixed Use Commercial and Retail Development. The proposed McDonald's Operation will occupy the northeast portion of the approved carpark. Aspects of the current approval are relied upon for this DA, in particular site access and civil infrastructure.

The proposal has been found to be generally compliant with relevant legislative requirements and Environmental Planning Instruments (EPI's) – including the Maitland Local Environmental Plan 2011. The proposal is permissible and consistent with the objectives for E1 Local Centre zone under the LEP, compliant with the relevant LEP clauses, and presents no variations to any development standard.

The proposal is generally compliant with the requirements of the Maitland Development Control Plan 2011. The nature of the development and overall satisfies the DCP objectives.

The proposed development incorporates high-quality building presentation and signage with an integrated overall approach to site development. The design of the development incorporates appropriate flood management and will improve the flood volume storage of the site and area.

This SEE has addressed the potential impacts arising from the proposal on surrounding properties including traffic, access and parking, noise, visual amenity and waste and water management. Where necessary, mitigation measures are proposed to minimise these potential impacts and reduce potential risk associated with the development. Furthermore, it is in the interest of the future operators to employ strict management procedures for each premises to ensure that the development is a safe, efficient, and pleasant environment in which to work and visit.

Given the merit of the design and the absence of any significant adverse environmental impacts or planning issues, the DA is considered to be in the public's interest and worthy of Council's support.



## 2.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) have prepared this Statement of Environmental Effects (SEE) on behalf of McDonald's Australia Limited for the construction of a take away food and drink premises on a portion of the site at 4 Heritage Drive, Chisholm NSW 2322.

Specifically, the proposed development includes:

- A freestanding, single-storey, take away food and drink premises (52 internal seats);
- A dual-lane drive-through facility with capacity for thirteen (13) queuing vehicles;
- One (1) loading and delivery bay;
- Associated directional and business identification signage, including an 8m pylon sign;
- Carparking accommodating 26 standard parking spaces, one (1) accessible parking space, two (2) bicycle racks;
- A pedestrian crossing over the drive-through;
- Operation 24-hours, 7-days a week; and
- Other minor works identified on the Architectural Plans attached at **Appendix A**.

It is noted site access and civil infrastructure on the site are approved under DA/2021/1702 and will be relied upon for the proposed works.

This SEE describes the site, its environments, the proposed developments and an assessment of the proposal in terms of the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act). This report should be read in conjunction with the supporting information attached to this letter.

This SEE, including attachments, provides an overall comment on the proposal.

### 2.1 McDonald's Australia and the Community

There are approximately 1,030 McDonald's operations Australia wide, the vast majority of which are owned or operated by members of the local business community. McDonald's Australia serves approximately 1.2 million people a day and provides job opportunities for over 115,000 people Australia wide.

McDonald's Australia is a well-known and respected company across Australia, known for its food product, well trained staff and new and improved designs. Since 2002, McDonald's Australia has implemented a number of alternative healthy eating options and choices.

McDonald's Australia not only provides employment opportunities and food and service, they also work closely with and support a number of charities and local groups. This is mainly through major sponsorship, supporting local teams, providing educational, environmental, artistic and sporting programs and charity work (i.e., Ronald McDonald House charity and 'Clean up Australia Day').

### 2.2 Consultation with Council

Discussion with Maitland City Council has not been undertaken prior to preparation of this Statement of Environmental Effects due to the scheduling of this project. A formal Pre-DA meeting was requested however was unable to occur due to end of year deadlines.



McDonald's welcomes the opportunity to meet with Maitland City Council, and SLR Consulting Australia in early 2025.

## 2.3 Site History

**Table 1** below provides a summary of the DA history on this site. It is highlighted that base plans utilised for the works subject to this DA are those associated with DA/2021/1702:2. It is acknowledged that this modification application requires approval from Council prior to the determination of this DA to avoid any confusion.

It is also noted that no Construction Certificate has been issued for the approved development.

**Table 1 Previous Applications**

Application No.	Description	Lodged Date	Decision	Address
DA/2022/105	One (1) into Thirteen (13) Lot Torrens Title Subdivision	08/02/2022	Approved	2 Heritage Drive CHISHOLM NSW 2322
DA/2021/1702	Mixed use development including Commercial Premises with retail premises, supermarket, mini major and liquor shop; Recreational Facility (Indoor) with gym and swimming pool; Food and Drink premises with Pub; Centre based Child Care Facility (112 children); Health Services Facility with Medical Centre; Car Wash; Signage; and construction of a road and its dedication to Maitland City Council.	12/01/2022	Approved	2-4 Heritage Drive CHISHOLM NSW 2322
DA/2021/1702:1	Reconfiguring the mini major tenancy dock, addition of new egress doors and staircases, addition of end of trip facility with changes to the parking arrangements and amenity layout on the ground floor with an aim of improving the function, aesthetic and operation of the shopping centre.	26/07/2023	Approved	4 Heritage Drive CHISHOLM NSW 2322
DA/2021/1702:2	Reconfiguration of Tenancies	21/11/2024	Under Assessment	4 Heritage Drive CHISHOLM NSW 2322

## 3.0 Site Analysis

The site is located in the suburb of Chisholm within the Maitland Local Government Area (LGA). The approval of applications pertaining to the site is the discretion of the Maitland city Council (Council).

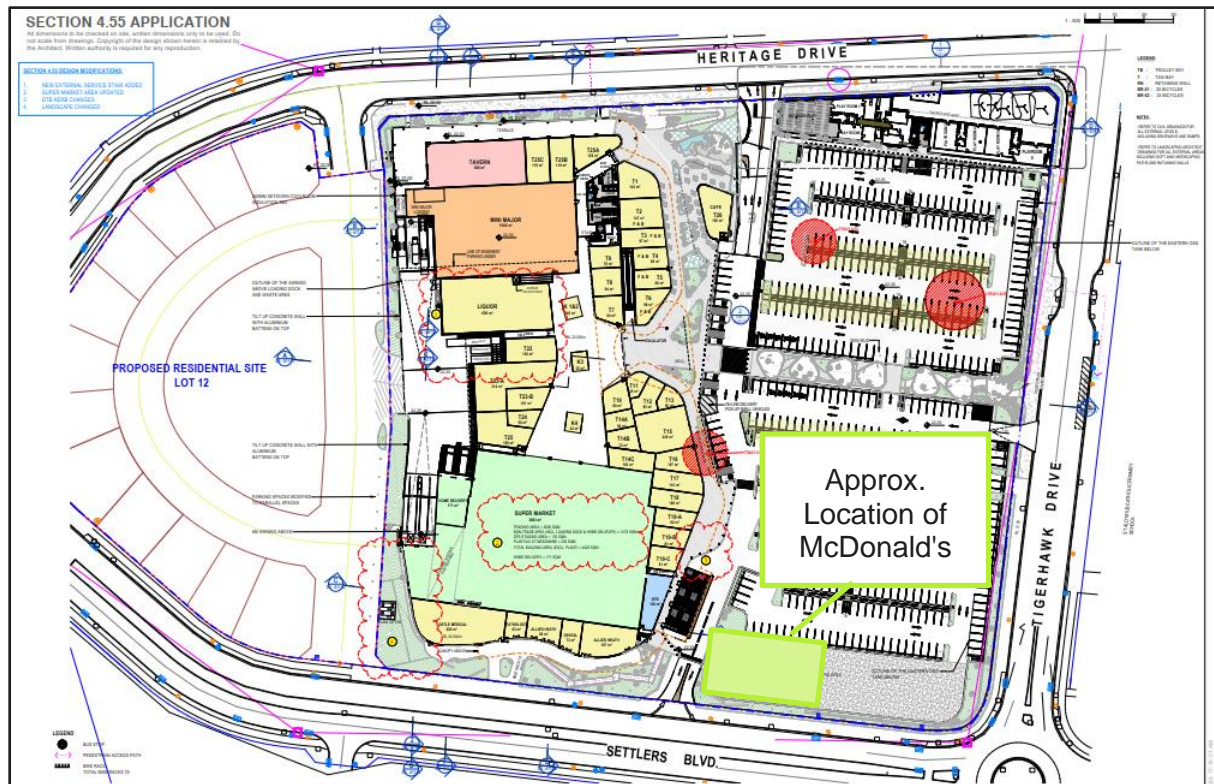
The site is commonly known as 4 Heritage Drive, formed by a single (1) lot referred to as Lot 11 of DP 1280255 and features frontages to Heritage Drive, Tigerhawk Drive, and Settlers Boulevard. Refer to **Figure 2** and **Figure 3**.





As outlined in Section 2 above there is an approved commercial development on site.. Access to this broader development is to be provided via combined entry and exits from Heritage Drive, Tigerhawk Drive, and Settlers Boulevard. Refer to extract of the approved development below which includes an overlay of the approximate location of the proposed McDonald's.

**Figure 1 Site Plan – Commercial Development Approved as per DA/2021/1702**



The portion of the land subject to this DA, and specified for the proposed McDonald's premises, has an area of 1,323m<sup>2</sup> and is located in the northeast corner of the overall shopping centre site (as shown in the Figure above). Entry and exit to the McDonald's operation via the approved, shared carpark. The closest access point connects to Settlers Boulevard along the eastern boundary of the lot.

The surrounding site context is largely formed by low-density residential development. St Nicholas Early Education, St Aloysius Catholic Primary School and St Bede's Catholic College, located at 24 Heritage Drive, directly adjoin the site to the north.

Directly east of the site, located at 2 and 108 Settlers Boulevard and Raymond Terrace Road, is a large residential subdivision currently undergoing staged construction. The development was approved under DA/2021/1662 and results in the creation of 190 residential lots. The development application has been subject to numerous modifications, accessible via Council's development application tracker.

The intersection of Tigerhawk Drive and Settlers Boulevard features a roundabout, northeast of the site. The intersection of Heritage Drive, Settlers Boulevard, and Duskdarter Street, also features a roundabout, south of the site. Directly west of the site is Whitewater Park, which hosts a playground.



The subject site is the only commercially zoned land within this broader residential context, and therefore will provide commercial facilities to service the demand generated by the residential growth in the area.

A Survey Plan is included at **Appendix C**.

**Figure 2 Aerial Plan as of 6 October 2024 (Source: Nearmap)**



**Figure 3 Cadastral Plan (Source: SIX Maps)**





## 4.0 Proposal

This section of the SEE provides a detailed description of the proposed construction of a freestanding McDonald's take away food and drink premises.

### 4.1 Elements of the Proposed Development

The proposal will result in the following:

- A freestanding, single-storey, take away food and drink premises (52 internal seats);
- A dual-lane drive-through facility with capacity for thirteen (13) queuing vehicles;
- One (1) loading and delivery bay;
- Associated directional and business identification signage, including an 8m pylon sign;
- Carparking accommodating 26 standard parking spaces, one (1) accessible parking space, two (2) bicycle racks;
- A pedestrian crossing over the drive-through; and
- Operation 24-hours, 7-days a week.

Refer to the Architectural Plans in **Appendix A** for full details of the proposed form of the development.

### 4.2 Site Design








The subject site will contain a freestanding, single-storey McDonald's premise, supported by a dual lane drive-through, landscaping, signage, and parking. Ingress and egress to the site will be clearly signposted throughout the car parking area of the Chisholm shopping centre.







#### Built Form

The building is of a simple, modern design, with colours and finishes to be consistent with McDonald's corporate theme. The nominated materials for the building are identified on the Architectural Plans at Appendix A and includes precast metal capping, timber-look aluminium cladding, corrugated steel, and Dulux paint and powder finishes. Refer to **Table 2**.



**Table 2 External Finishes Schedule Extract (Source: Architectural Plans)**

CODE	No.	AREA	DESCRIPTION	MANUFACTURER	COLOUR	IMAGE
PC	02	MAIN BUILDING WALLS	PURIC COMBUST WEATHEREX VERTICAL WEATHERBOARDS	WEATHEREX	WAYWARD GREY P0168	
MC	01	PARAPET CAPPING - ADJACENT TIMBER LOOK CLADDING (PLAYLAND)	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	JASPER	
MC	02	PARAPET CAPPING - AWNINGS	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	SURFMIST	
MC	03	PARAPET CAPPING - MAIN BUILDING WALLS	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	WOODLAND GREY	
MC	04	PARAPET CAPPING	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	MANOR RED	
MWC	01	PLAYPLACE & PARAPETS	TIMBER LOOK ALUMINUM CLADDING SYSTEM USING KNOTWOOD 250mm CLADDING PROFILE	KNOTWOOD	LIGHT OAK	
MWC	02	ROOF WELL (INTERNAL PARAPET LINING)	CUSTOM ORB CORRUGATED STEEL RIVET FIXED VERTICALLY TO FRAMES	LYSAGHT	ZINCALUME	

CODE	No.	AREA	DESCRIPTION	MANUFACTURER	COLOUR	IMAGE
PC	01	CORRAL, BATTENS & ROOF ACCESS, ELEC. ROOM DOORS	POWDERCOAT FINISH	DULUX DURATEC ZEUS	LUNAR ECLIPSE SATIN (BLACK)	
PC	02	ALUMINUM WINDOWS & DOOR FRAMES, REFER NOTE 1.	POWDERCOAT FINISH	DULUX DURATEC ZEUS	LUNAR ECLIPSE SATIN (BLACK)	
PT	01	FASCIAS (RIBBON)	PAINT FINISH, REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	VIVID WHITE PW1H9	
PT	02	MAIN BUILDING WALLS	PAINT FINISH, REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	WAYWARD GREY P0168	
PT	03	BLADE WALL & DRIVE THRU WINDOWS	PAINT FINISH, REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	DULUX HOT LIPS PB1F2	
STN	01	DRIVE THRU WINDOW SILL & SURROUND	RECONSTITUTED STONE, REFER TO DECOR DOCUMENTS	REFER DECOR	REFER DECOR	

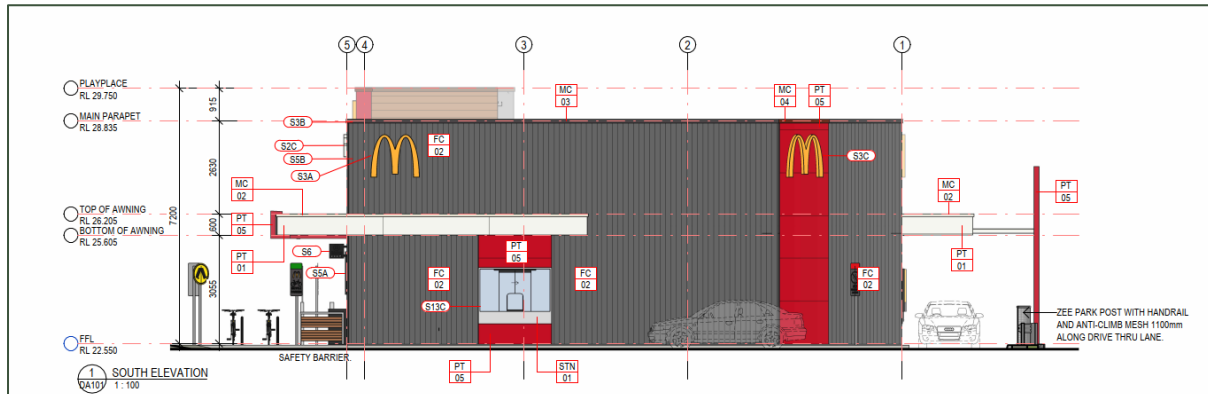
The built form is articulated on all frontages and will enhance the visual amenity of the site and immediate area. Refer to **Figure 4** and **Figure 5** for elevation excerpts.

The proposed development is reliant on the existing approval (Shopping Centre) under DA21-1702. The proposed McDonald's is within the carpark of the Shopping Centre which is currently approved as a pad site for future development. Minor landscaping is proposed in the subject area as part of the works under DA21-1702. Aspects of the current approval is utilised in this DA, in particular site access and civil infrastructure.

**Figure 4 Front Elevation Excerpt (Source: Architectural Plans)**



**Figure 5 Side Elevation Excerpt (Source: Architectural Plans)**



### 4.3 Operational Hours and Staff

The McDonald's operation is proposed to operate 24 hours, 7 day a week. An average of 12 staff will be present on site at any one time during daytime hours, down to a minimum of 3 staff during night time hours. The operation of the site will not adversely affect the area in terms of traffic, odour, waste, noise, and light spillage, in accordance with the appended assessments.

### 4.4 Fit-out

The McDonald's premise is to be designed, constructed and fitted out to comply with Australian Standard 4674-2004, Design, construction and fit-out of food premises and will include 52 internal seats. Details and plans are to be provided and approved as part of the Construction Certificate.

### 4.5 Deliveries and Servicing

The proposed delivery schedule is estimated to be as follows:

- 1-2 dry goods deliveries per week; and
- Daily fresh food deliveries.

Food and supplies for the premises will be generally delivered during periods of low patronage, not after 10pm. This ensures that fresh produce is available each day. This detail will be refined upon commencement of operation and decided between the chosen supplier and McDonald's operator. Swept Paths for an 8.8m Medium Rigid Vehicle (MRV) truck are shown in the Swept Paths at **Appendix G**.

### 4.6 Waste Management

Waste will be stored in the designated waste storage area (corral) within the Back of House area of the building adjacent to the loading bay. The waste room will allow ample capacity for one skip bin for general waste, and the recycling will be picked up directly from the baler machine. Other storage containers include two comingled plastic and glass recycling bins, and one used-cooking-oil waste vessel. Details of the internal floor plan will be provided prior to Construction Certificate.

Waste collection frequency will be discussed with the private waste contractor and will depend on store volumes once operational. Waste deliveries are to be undertaken outside of busy periods. Further details on waste management, including litter management, waste



minimisation, packaging and community education, are provided in the Waste Management Plan at **Appendix F**.

## 4.7 Plan of Management

A Plan of Management (PoM), consistent with other existing McDonald's operations and updated to reflect the need of this site, is included in **Appendix E**. The PoM sets out a number of policies and procedures to help make the premises a safe, efficient and pleasant environment in which to work and visit. The safety and security issues addressed in the PoM have been devised to ensure the amenity of the surrounding area is maintained at all times.

## 4.8 Signage

An integrated, simple, and deliberate approach to external signage is proposed at the site to ensure signage crowding does not occur and the premises it effectively utilised.

Proposed signage is comprised of the following:

- Business identification signage:
  - One (1) pylon sign of 8m in height.
  - Ten (10) wall and projecting wall signs.
  - One (1) fascia sign.
- Drive-thru signage, including four (4) outdoor menuboards.
- Sitewide directional, pedestrian, and parking signage.

The proposed signage is considered appropriate for the nature of the development and the context of the site.

Once onsite, the internal directional signage will facilitate the identification of site features for visitors, such as the PlayPlace, drive-thru, delivery window, parking area, and access to the premises itself.

Moreover, the proposed signage scheme is in accordance with national McDonald's standards and remains consistent with the contextual commercial streetscape.

Refer to the Architectural Plans at Appendix A for full signage specifications.

## 4.9 Landscaping

The proposal includes considerable landscaping consisting of trees, shrubs, accents, grasses, groundcovers, and accent plantings throughout the site. Significant boundary plantings and heavy landscaping along the pedestrian access ramp via Settlers Boulevard are incorporated to soften the visual impact of the hardstand required for a development of this nature.

A plant selection of mainly hardy native species is proposed suitable to the local environment to enhance the local urban ecology and enhance the current landscape character of Settlers Boulevard. The design promotes the safety of the community through the maximisation of passive surveillance.

## 4.10 Vehicular Access and Parking

The McDonald's operation is proposed to be located within the pad site of the approved parent Development Application (DA/2021/1702). As such, the site has approved access from Tigerhawk Drive, Settlers Boulevard and Heritage Drive. The closest access to the



McDonalds operation is via a combined entry and exit driveway on Settlers Boulevard as shown on the Architectural Plans at **Appendix A**.

Onsite, a total of 26 parking spaces are to be provided for the McDonalds premise, including one (1) accessible parking space. The standard parking spaces will be 2.6 metres wide by 5.4 metres long, whereas the accessible parking space will be 2.4 metres wide by 5.4 metres long, with an adjacent 2.4-metre-wide buffer space.

The two-way circulation aisles will be a minimum of 6.6 metres wide, and wider where aisles are used by service vehicles. These dimensions satisfy the requirements of the Australian Standard for Parking Facilities AS2890.1.2004 and AS2890.6-2009. The layout will provide for medium rigid trucks up to 8.8m long to enter the site from Settlers Boulevard, circulate, and make deliveries before exiting in a forward direction onto Settlers Boulevard. Swept paths for delivery and service vehicles and are illustrated within the Traffic Report at **Appendix G**.

Substantial queuing is provided within the dual lane drive-thru, with capacity for eleven (13) vehicles in accordance with Transport for NSW (TfNSW) guidelines.

#### 4.11 Stormwater Management

The site grading maintains the proposed shopping centre pad levels and overland flow path regime which flows towards the shopping centre carpark.

Additionally, the proposal includes drainage infrastructure for the proposed development which will tie into the existing, approved stormwater system.

Full details of proposed stormwater management system are included within the Civil Plans at **Appendix B** and Stormwater Management Report in **Appendix L**.

#### 4.12 Construction Management

A Construction Management Plan will be prepared and submitted to the Certifier for approval prior to the issue of a Construction Certificate.

### 5.0 Legislation and Planning Controls

The following Environmental Planning Instruments (EPIs) and Development Control Plans (DCPs) are relevant to the proposed development:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Industry and Employment) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- Maitland Local Environmental Plan 2011;
- Maitland Development Control Plan 2011; and
- Thornton North Section 94 Contributions Plan 2008

#### 5.1 Environmental Planning and Assessment Act 1979

The proposal is subject to the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act). Section 4.15(1) of the EP&A Act provides criteria which a consent



authority is to take into consideration, where relevant, when considering a DA. An assessment of the subject DA, in accordance with the relevant matters prescribed under Section 4.15(1) is provided within this SEE.

## 5.2 State Environmental Planning Policy (Resilience and Hazards) 2021

### 5.2.1 Chapter 4 Remediation of Land

As per the requirements of clause 4.6(1) of the SEPP (Resilience and Hazards) 2021:

*A consent authority must not consent to the carrying out of any development on land unless—*

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

A Preliminary Site Investigation (PSI) was conducted for the approved Chisholm shopping centre under DA/2021/1702 and approved commercial land uses on the site Prepared by Environmental Consulting in June 2022, the PSI included a site inspection, a review of background information such as previous investigation reports, and targeted soil sampling. The 2022 PSI considered findings from earlier investigations conducted in 2003 and 2000, as well as the proposed development plans. It concluded that, based on the site's historical use, there is no evidence suggesting a potential for significant contamination. The site is considered suitable for commercial development.

## 5.3 State Environmental Planning (Industry and Employment) 2021

As stated in Section 4, approval is sought for all proposed signage associated with the McDonald's premises. The signs are a necessary ancillary development which provide users with clear guidance and instruction for site use, notably the drive-thru.

It is considered that the signage scheme proposed is consistent with the requirements outlined within the SEPP as detailed below.

### 3.6 Granting of consent to signage

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied—

- (a) that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and*
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

The assessment criteria in Schedule 5 of the SEPP relates to matters for consideration such as character of the area, amenity of residential areas, views and vistas, streetscape, setting and landscape, site and building compatibility, illumination, and safety.





A detailed assessment of the proposal against Schedule 5 of the SEPP (Industry and Employment) is provided in Appendix H. Overall, the proposed signage meets the applicable criteria of Schedule 5 and is consistent with the aims of this SEPP.

## 5.4 State Environmental Planning (Transport and Infrastructure) 2021

### Clause 2.122 Traffic-Generating Development

Under Schedule 3, Traffic Generating Development (TGD) is triggered for a takeaway food and drink premises where there is an anticipated 200 or more motor vehicles per hour.

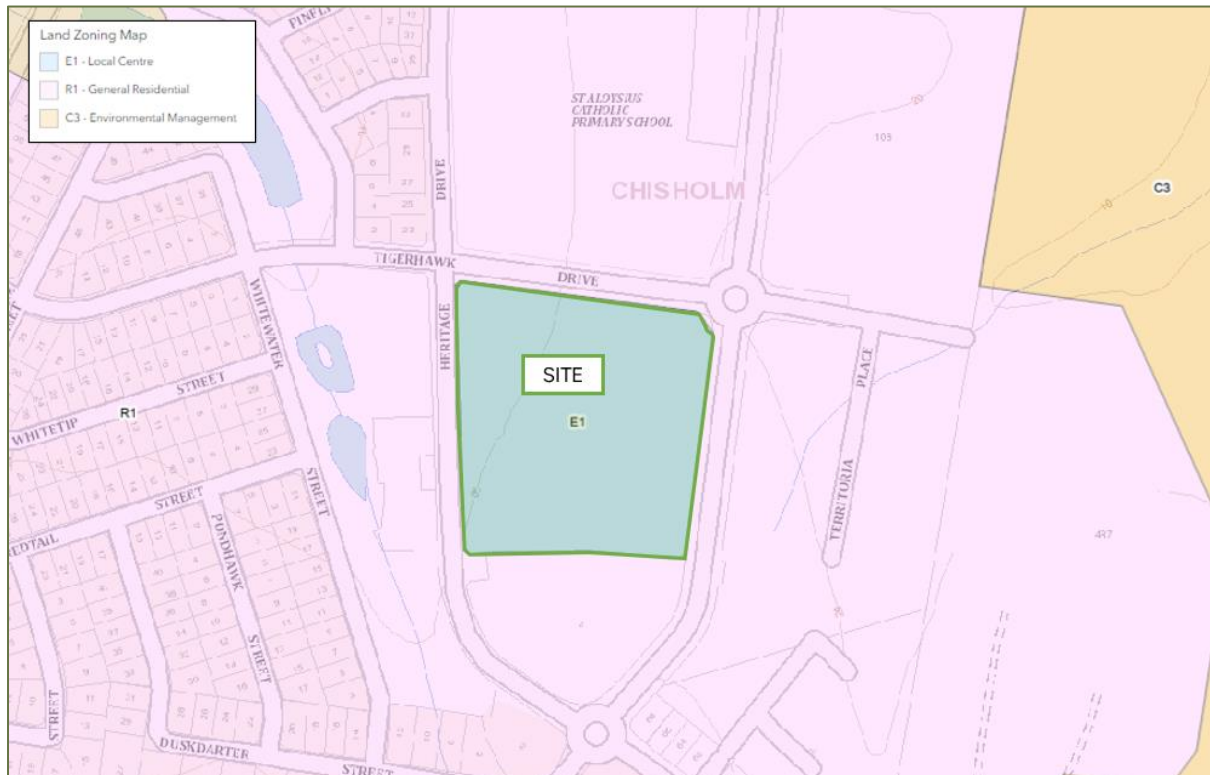
According to the Traffic Impact Assessment at **Appendix G**, there are some 180 vehicles per hour (two way) in the weekday AM and PM peak hours, with some 50% passing trade and/or linked trips. As there are not 200 or more vehicles projected to visit the McDonald's per hour, Clause 2.122 is not triggered under this Clause.

## 5.5 Maitland Local Environmental Plan 2011

### 5.5.1 Land Zoning

The site is subject to the provisions of the Maitland LEP 2011, located on land zoned E1 Local Centre – refer to **Figure 6**. The proposed works are located entirely within the E1 Local Centre zone.

**Figure 6 Zoning Map Extract (Source: NSW Spatial Viewer)**



### Zone E1 Local Centre

#### 1 Objectives of zone



- *To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.*
- *To encourage investment in local commercial development that generates employment opportunities and economic growth.*
- *To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*
- *To recognise the unique role of the Morpeth local centre as a tourist destination.*

## **2 Permitted without consent**

*Home businesses; Home industries; Home occupations*

## **3 Permitted with consent**

*Amusement centres; Boarding houses; Centre-based child care facilities; **Commercial premises**; Community facilities; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4*

## **4 Prohibited**

*Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring Pens; Moorings; Open cut mining; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies*

It is considered that a McDonald's is consistent with the relevant zoning objectives. In particular, the proposed will cater for the needs of those within and visiting the area in an appropriate location and will generate employment opportunities.

A *takeaway food and drink premise* is permitted with consent in the E1 Local Centre zone by the high order definition of *commercial premises*; the order of definitions established by the Maitland LEP 2011 is reproduced below:

***take away food and drink premises*** means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.

### **Note—**

*Take away food and drink premises* are a type of **food and drink premises**—see the definition of that term in this Dictionary.



**food and drink premises** means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following—

(b) take away food and drink premises,

**Note—**

Food and drink premises are a type of **retail premises**—see the definition of that term in this Dictionary.

**retail premises** means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following—

(c) food and drink premises,

**Note—**

Retail premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

**commercial premises** means any of the following—

(a) business premises,

(b) office premises,

(c) retail premises.

The proposed McDonald's development is defined as a *take away food and drink premises* as the site layout, design, and sales pattern of existing operations are indicative of a site engineered for the preparation and retail sale of food or drink (or both) for immediate consumption predominantly offsite. This characterisation is enhanced by the dedication of site area to the dual lane drive-thru facility and the emphasis upon safe traversal.

Herein, the proposed use of a take away food and drink premises is permissible with consent as the land is zoned E1 Local Centre under the Maitland LEP 2011. As examined above, the development is considered highly compatible with the objectives of this zone.

### 5.5.2 Height of Buildings

Pursuant to Clause 4.3, the site does not have a prescribed maximum height of buildings.

The tallest element of the building is 7.2m in height, and the overall tallest element is the pylon sign, 8m in height.

### 5.5.3 Floor Space Ratio

Pursuant to Clause 4.4, the site has a prescribed maximum floor space ratio of 0.3:1. With a total site area of 43,940m<sup>2</sup>, the maximum GFA for the site is therefore 13,182m<sup>2</sup>, refer to **Figure 7**.

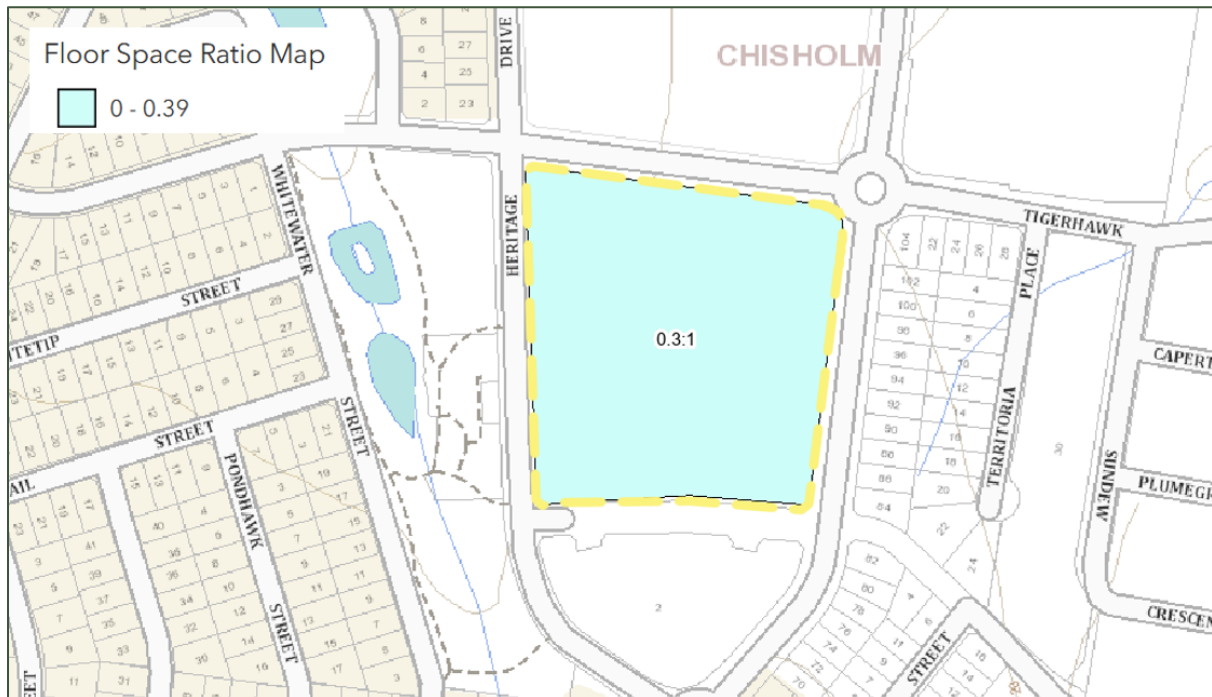
As per the Area Schedule provided to Council as part of DA/2021/1702:2, (s4.55 modification) the total GFA approved on the site is 12,903m<sup>2</sup> (excluding back of house) with an FSR of 0.29:1.

The floor area of the proposed McDonald's is 145m<sup>2</sup> (excluding back of house).

Therefore, the total GFA on site is proposed to be 13,048m<sup>2</sup>. The proposed is compliant with a proposed FSR of 0.29:1.



**Figure 7 Floor Space Ratio Map Extract (NSW Spatial Viewer)**



#### **5.5.4 Heritage Conservation**

The site is not identified as containing any heritage items nor located within a conservation area. Additionally, there are no heritage items with proximity to the site.

#### **5.5.5 Flood Planning**

The site is not on nor in reasonable proximity to land under the Flood Planning Area pursuant to the LEP 2011.

#### **5.5.6 Public Utility Infrastructure**

The objective of Clause 6.2 is to ensure development consent is only granted when proposed development has adequate access arrangements for water, electricity, and sewerage.

Council has previously confirmed that the necessary public utility infrastructure for the proposed development was either already in place or that sufficient arrangements had been made to ensure its availability when needed.

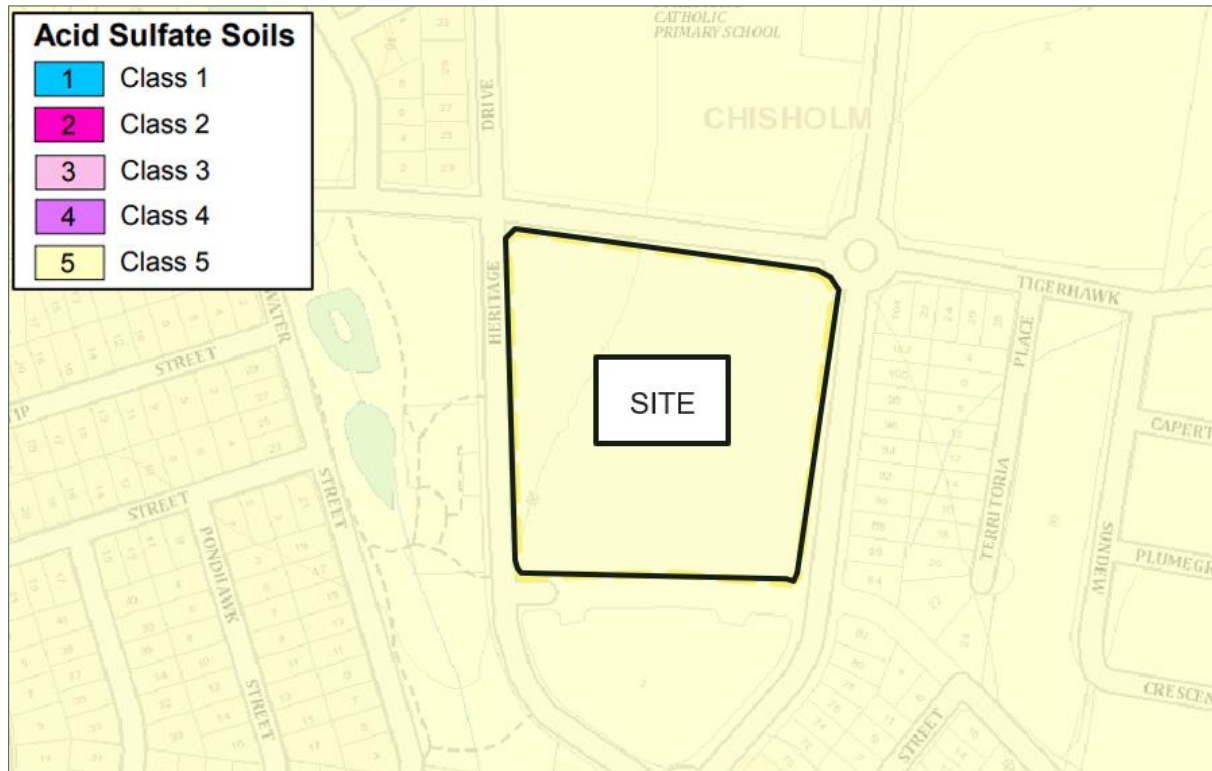
No further changes are proposed.

#### **5.5.7 Acid Sulfate Soils**

As prescribed by subclause 7.1(2) and (3), site land classified as Class 5 land subject to works within 500 metres of Class 4 land which exceed 5 metres depth and likely lower of the water table by 1 metre trigger the necessity of an Acid Sulfate Soils Management Plan. The site is located within 500 metres of Class 4 land – refer to **Figure 8**.



**Figure 8 Acid Sulfate Soils Map Extract (NSW Spatial Viewer)**



However, subclause 7.1(6) states that these provisions are not required if:

- (a) *the works involve the disturbance of less than 1 tonne of soil, and*
- (b) *the works are not likely to lower the watertable.*

The proposed works do not require the disturbance of more than 1 tonne of soil, nor are they at all likely to lower the water table, given the existing shopping centre pad levels are to be maintained. Refer to the Civil Plans at **Appendix B**. As such, the proposed development is not subject to this requirement.

### 5.5.8 Earthworks

The objectives of Clause 7.2 are 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 and to allow earthworks of a minor nature without requiring separate development consent.

The proposal involves groundworks to erect all onsite structures and landscaping beds, as well as facilitate drainage through levelling and drainage infrastructure. These works will not result in an unalterable form of the land nor one which impedes future use and development. The fill require will be of high quality and sustainably sourced, integrating retainable soil during the excavation if possible. Refer to the Civil Plans at **Appendix B** for full details of the groundworks and further information.

Following excavation to install these elements and infrastructure, the development will enhance the outflow and therein minimise flood impacts. All earthworks conducted on site will be mitigated to minimise impact on environmental functions and processes, neighbouring uses, and features of the surrounding land.





## 5.6 Maitland Development Control Plan 2011

Development of the site is subject to the controls of the Maitland Development Control Plan 2011 (DCP), which applies to all land also subject to the Maitland Local Environmental Plan 2011.

The following sections are considered applicable to the proposal:

- Part B – Environmental Guidelines:
  - B.6 – Waste Not – Site Waste Minimisation & Management
- Part C – Design Guidelines:
  - C.6 – Outdoor Advertising
  - C.11 – Vehicular Access & Car Parking
  - C.12 – Crime Prevention through Environmental Design
- Part F – Urban Release Areas
  - F.7 – Thornton North Urban Release Area

Compliance of the proposed development with the above specified controls has been comprehensively assessed – refer to Table 1 of **Appendix I**. Overall, the proposal is largely compliant with the Maitland DCP 2011, and all variances from such are justifiable considering the nature of the site and proposed operations.

## 6.0 Assessment of Planning Issues

The following is an assessment of the environmental effects of the proposed development as described in the preceding sections of this report. The assessment considers only those matters under Section 4.15(1) of the EP&A Act that are relevant to the proposal.

### 6.1 Compliance with Planning Instruments and Controls

The proposed development generally complies with or is consistent with all relevant planning instruments and controls, as established in Section 5.0, in that:

- Take away food and drink premises are permitted with consent in the E1 Local Centre zone pursuant to the Maitland LEP 2011;
- The proposal is compliant with all other EPI's applicable to the site and development; and
- The proposal is compliant with the Maitland DCP 2011.

### 6.2 Construction Impacts

#### 6.2.1 Noise

Increased noise levels may result from the use of construction equipment during the course of the works. Noise emissions will be temporary in nature and use of equipment will be managed in accordance with the relevant NSW Construction Noise Guidelines and the recommendations of the Noise Impact Assessment at **Appendix D**.



### 6.2.2 Dust

During the earthworks, dust will be visually monitored. If excessive dust is being generated, areas of earthworks will be sprayed with water to reduce dust levels. Soil to be stockpiled will be covered or wetted down to minimise dust generation.

During excavation and transport of any soil off-site, truck wheels should be cleaned or driven through a constructed wash bay or similar control (e.g., rumble grid) to prevent potentially contaminated soil from being transported onto local roads.

## 6.3 Landscaping

Landscaping is proposed to complement the built form and hardstand areas of the development through the provision of various trees, shrubs, accent plants, grasses, and groundcovers. The proposed landscaping has been prepared in accordance with the DCP as well as having regard for the intent of the bushfire considerations already considered for the site and practicality of ongoing management.

The proposed landscaping is considered an incredibly versatile feature of the development, providing visual softening, privacy, noise and light mitigation, and consistency with the native-vegetation requirements of the Maitland DCP 2011.

In summary, the new landscaping proposed will integrate the built form and hardstand areas associated with the proposal as well seamlessly combine with the overall landscape character of the broader development. A detailed Landscape Plan is included at **Appendix K**.

## 6.4 Safety and Security

The development has been designed and shall be managed to minimise and discourage criminal activity and ensure the safety of customers, staff, and the local community. Details associated with safety measures during proposed works will be addressed within a Construction Environmental Management Plan (CEMP) to be provided for the Construction Certificate.

A Crime Risk Assessment has been undertaken and is included at **Appendix J**. The purpose of the Crime Risk Assessment is to identify and assess crime risk associated with the proposed development which will trade 24 hours a day, and to minimise opportunities for crime through design. The Crime Risk Assessment has regard for the 4 key strategies (surveillance, access control, territorial reinforcement and activity and space management) of Crime Prevention and Public Safety.

## 6.5 Traffic

### 6.5.1 Access

The proposed takeaway food and drink premise will utilise the current access points of the approved shopping centre. This means that there will be minimised disruptions to the existing traffic flow. The closest access point to the McDonald's premise will be the combined ingress and egress off Settler's Boulevard.

### 6.5.2 Parking

The development will result in the removal of ten (10) approved car parks from the shopping centre's parking spaces to allow for the proposed drive-through. While this represents a reduction in the total number of parking spaces available to the shopping centre's patrons,



the overall parking capacity is in surplus based on TfNSW parking rates and compliant with the MDCP 2011 parking rates.

There are 26 dedicated car parking spaces, including one (1) accessible car parking space, and four (4) bicycle parking spaces for the customers and employees of the new establishment. In addition, there is provision of 13 cars in the drive-thru. Car parking space is designed in accordance with the Australian Standards (AS2890.6 AND A1428.1). The proposed car parking spaces are appropriate for the development and comply with TfNSW parking rates.

Overall, the parking requirement for the approved shopping centre (including McDonalds) would be some 658 spaces (based on the DCP parking rates) and 620 spaces (based on TfNSW parking rates). This is satisfied by the provision of 658 spaces. Queuing for 13 cars in the drive through from the pick-up point and queuing for six cars from the order point satisfies TfNSW Guidelines.

It is therefore determined that the provided car parking spaces for the McDonalds is appropriate. Full details of the parking arrangements are attached at **Appendix G**.

## 6.6 Stormwater Management

The McDonalds site within the overall shopping centre stormwater strategy as approved under the initial DA (DA/2021/1702). The report indicates that the McDonald's site has been included in both the OSD catchment plan and WSUD MUSIC model.

The site grading maintains the proposed shopping centre pad levels and overland flow path regime which falls towards the shopping centre carpark. The proposed McDonalds pad is relatively flat and falls between 1-3% for ease of access for patrons. Localised low points throughout the drive-thru and carpark collect minor flows with major flows being directed around the McDonalds building to discharge to the shopping centre carpark.

The proposed McDonalds development satisfies the Maitland City Councils stormwater requirements as stated within the DCP. Full details of proposed Stormwater Management arrangements are shown within the Civil Plans attached at **Appendix B** and Stormwater Management Report in **Appendix L**.

## 6.7 Waste Management

Waste from each of the site operator's will be stored in the individual waste areas provided on site. All general waste, liquid waste and cardboard storage will be kept within these areas. Waste areas will be screened from public view and are easily accessible to service vehicles. Waste collection times will be discussed with the contractor and will depend on store volumes once operational.

This application includes a Waste Management Plan at **Appendix F**, which provides comprehensive details of waste management onsite during demolition, construction, and ongoing operation.

The key strategies of waste management for the proposed operation are examined below.

### 6.7.1 Litter Management

Some of the actions from McDonald's Litter Management Strategy to be applied at the Chisholm operation include:

- Develop a series of litter messages, logo and litter branding for use on and around the site;





- Identification of a litter patrol area whereby crew safely patrol and pick up litter;
- Installation of litter traps in car park to minimise gross pollutants from entering the stormwater drainage system;
- Litter branding for all bins;
- Tray-mat messages communicated instore; and
- Crew and Management training on implementation of the operations litter program.

### **6.7.2 Waste Minimisation and Management**

McDonald's have produced a national Waste Minimisation and Management Plan. Some of the actions from the Plan which will be applied in the Chisholm operation include:

- Cardboard carton recycling;
- Used cooking oil recycling;
- Use of McDonald's preferred waste supplier. Preferred suppliers are managed by McDonald's Australia to ensure compliance to company standards; and
- Assistance with ongoing efforts to reduce waste and minimise pollution.

Waste collection times will be discussed with the contractor and will depend on store volumes. All general waste, liquid waste and cardboard storage will be kept within the corral area.

### **6.7.3 Packaging**

Packaging is one of McDonald's key focuses in relation to waste and litter reduction. McDonald's Purchasing Department continuously seeks alternatives to their current packaging including:

- Light weighting of raw products;
- Reduced use of virgin materials;
- Reduced sizing of packages;
- Material review; and
- Reduction of in stock items through review of McDonald's menu.

All McDonald's take away packaging contains anti-litter logos and waste management messages.

### **6.7.4 Community Education**

McDonald's participation and major sponsorship of "Clean-Up Australia Day" contributes to communicating the importance of litter management in the community.

Construction waste details and operational waste quantities are included in the SWMMP at **Appendix F**.

## **6.8 Sediment and Erosion Control**

All sediment control devices will be constructed, placed, and maintained in accordance with respective Council specifications. Temporary contractors' vehicular access to the site will be restricted to a single point off Settlers Boulevard to reduce the likelihood of sediment being



trafficked off site. As indicated in the Civil Plans at Appendix B, sediment fencing material will be erected around the low site boundaries.

## 6.9 Noise

A Noise Impact Assessment (NIA) undertaken by Muller Acoustic Consultants measured and modelled the potential noise generation for the operation including sleep disturbance noise emissions – refer to **Appendix D**. The assessment quantifies operation emissions pertaining to project generated noise, including customer light vehicles, truck deliveries and mechanical plant items.

The site is generally surrounded by residential, educational and commercial uses with the nearest residential receivers approximately 240m to the south. However, future residential receivers have been considered to the east of the operation across Settlers Boulevard.

The results of the NIA demonstrate that the predicted operational noise level results show compliance with the project noise trigger levels for all operational scenarios, including heavy good deliveries and waste collection during the day and evening periods excluding between hours of 10pm and 5am. Furthermore, sleep disturbance is not anticipated, as emissions from impact noise are predicted to comply with the NPIs maximum noise trigger levels at all times of the day and night.

Predicted noise emissions from construction activities may exceed the applicable construction management levels at several assessed receivers, according to modelled data. Consequently, the NIA includes noise management measures to mitigate potential impacts on the surrounding receivers. Refer to **Appendix D**.

## 6.10 Odour

Considering the approved commercial operations within the site, the proposed operation will not considerably contribute to the odour profile of the area.

To ensure any risk of odour impacts are managed McDonald's will comply with the following mitigation measures:

- Store all waste materials in sealed/ enclosed bins.
- Ensure regular disposal of waste materials from the site.
- Regularly clean and maintain dining area, kitchen and storage areas.
- Ensure all raw materials are not left out for excessive periods.
- Design and maintain the ventilation system in accordance with McDonald's Mechanical Service Master Specification with the design sized appropriately for the location and anticipated sales volumes, and in accordance with all relevant standards.

## 6.11 Lighting

Appropriate lighting will be installed on the proposed premises, including lighting for the car parking and drive-thru areas. External lighting will contribute to the overall safety of the site, in conjunction with other security measures such as CCTV cameras.

The lighting related works are to be conducted in accordance with AS/NZS 1158.3.1:2020 and AS/NZS 4282:2019 and modelling software.

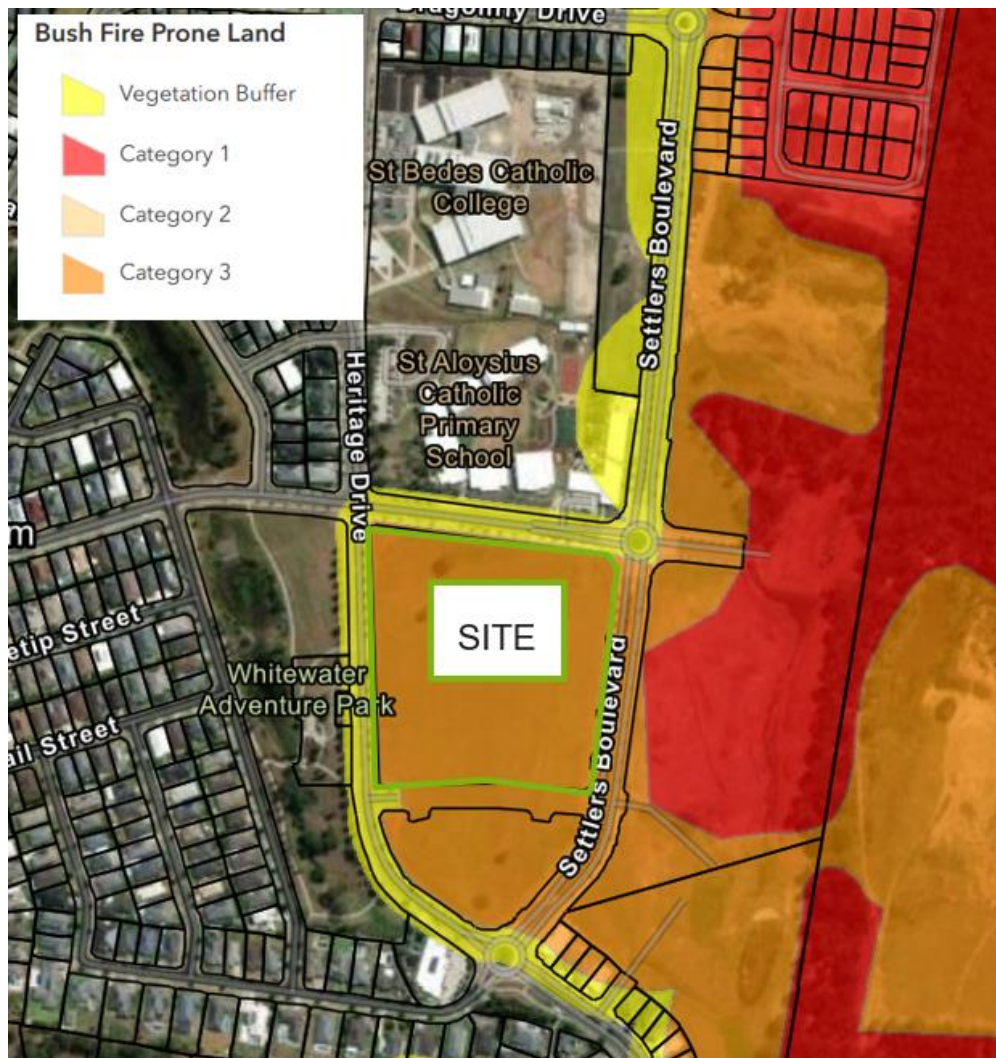


## 6.12 Natural Hazards

### 6.12.1 Bushfire

The site is mapped as Bushfire Category 3. A review of the existing consent applicable to this site has been undertaken and the landscape plans (refer to **Appendix K**) have been designed to comply with the intent of these conditions of consent (specifically Condition 50 (1) and 50 (2)). The bushfire threat is therefore considered mitigated.

**Figure 9 Bushfire prone land mapping excerpt (Source: Maitland City Council)**



## 6.13 Social, Economic and Environmental Impacts

The proposal will result a visually enhanced, efficient, and secure development which will contribute socially and economically in the local area. The operations will generate employment opportunities and to provide a convenient, accessible hospitality site to satisfy the demands of a range of local residents, workers and tourists in the region and beyond.

### 6.13.1 Community Safety

McDonald's is an experienced nighttime operator and has over 650 sites which trade during late night hours nationally. McDonald's have been operating sites with late night trading



hours for over 20 years, and in doing so, understand the risks and responsibilities that are required to be considered and managed. Standard operating policies are in place at all McDonald's operations to mitigate and manage risks as well as the impact for staff and the surrounding amenity relating to late-night trading.

As noted within the Plan of Management (POM) at **Appendix E**, no fewer than three (3) staff members will be working at the premises at any one time. Of these staff members, at least one (1) will be a senior staff member or manager. McDonald's managers possess thorough training in dispute resolution tactics so they understand how to de-escalate nuisance behaviour. Managers receive training related to security & safety including but not limited to:

- Conflict management;
- Dealing with angry & aggressive people;
- Ejection of patrons policy & procedure;
- Hold up procedure;
- Managing theft;
- Secure money handling;
- Security risk analysis;
- Security risk audit;
- Action plan creation and completion to address any gaps/concerns from audits/assessments; and
- Incident management following acts of anti-social behaviour/violence.
- All staff members (regardless of position held) received training including, but not limited to:
  - Dealing with difficult people, intoxicated and aggressive behaviour;
  - Hold up procedure; and
  - Security, crime & violence procedures.

Training programs are delivered by McDonald's Registered Training Organisation and held on a regular basis to reinforce safety and security procedures for the operation. Employees will be encouraged to report any suspicious activity or persons in and around the area to the Duty Manager and / or Local Police.

Risk analysis, risk audit and associated action plans are created and reviewed annually, or, in the rare event that a serious incident occurs. McDonald's also keeps digital records of all incidents for their sites on a centralised database. This database is reviewed periodically as well as during the completion of the security audits to identify any patterns or trends in incidents at each store.

All McDonald's operations are designed with CPTED principles incorporated. Further details relevant to CPTED and operational management measures are detailed under separate headings in the following pages.

### 6.13.2 Health

The food range Australians can eat at McDonald's has changed significantly in recent years from the iconic 'Big Mac and fries'. In response to consumer concerns around the nutritional value of fast-food items, food items such as wraps, salads and fruit now appear as regular items on the menu across all stores as do gourmet burgers, vegetable-based burgers and a



range of bakery items. Nutritional information is easily accessible with kilojoule labelling on menu boards introduced nationally in 2012.

As part of McDonald's corporate responsibility, menu changes are continuous to enhance the nutritional value of food on offer. McDonald's work closely with Accredited Practising Dietitians at The Food Group Australia and the menu will continue to be reviewed and updated based on customer and stakeholder feedback. McDonald's Australia has worked with the Heart Foundation in recent years to bring their 'Tick' of approval to all stores. A heart foundation tick involves strict standards around serving size, saturated fat, salt and vegetable/fibre content.

McDonald's menu is made-up primarily of locally sourced ingredients and products, with more than 90% of the food and drink served manufactured in Australia. Consistent with current procurement patterns, it is likely that a portion of the produce required for the store will be sourced locally.

In terms of food safety, McDonald's are vigilant and collaborate with government, industry bodies and other experts to support innovation and improvement in food safety practices. To ensure the integrity of the food, stringent food safety procedures are in place at every stage of the food preparation process.

### **6.13.3 Community Interaction**

In order to assess the potential social impact of the proposed McDonald's store, it is necessary to understand where customers are likely to come from and how this may impact on how people live, work, play and interact with one another on a daily basis. While it is expected that some patronage will come from residents, workers and students in the surrounding area, McDonald's studies on sources of trade indicate that a large percent of patronage for free standing stores will come from people traveling through the area, with the McDonald's business model focusing on drive-thru sales. This injects money into the local area having a widespread economic benefit.

McDonald's is often recognised as a focal point or meeting point. Stores provide the general public with a safe and accessible place to convene, regardless of social stature. This encourages community cohesion and a sense of belonging. McDonald's stores cater to all sectors of society and do not discriminate based on age, gender, culture, or any other aspect of diversity.

Part of the McDonald's philosophy encourages operators to give back to the community. This is commonly through social investment in the community sponsorship of local sporting/community groups. It is also through diverse employment and training opportunities, particularly for young people.

### **6.13.4 Employment Opportunities**

McDonald's is the nation's largest employer of youth and has more than 1,030 stores throughout Australia and employ over 115,000 employees. The economic contribution of McDonald's Australia to the national economy is very significant.

The employment opportunities offered by opening a McDonald's store in Chisholm has obvious economic benefits to members of the local business community, but the social benefits should not be underestimated. Typical to the food and beverage industry, McDonald's offer employment for both permanent and casual staff on a full time and part time basis with the creation of around 120 new local jobs at the store.

McDonald's is well known for its commitment to providing the highest levels of training, education, development programs and career pathways. McDonald's provides skills-based





training with transferable skills. Training at McDonald's provides opportunities for young people to learn skills that will assist them with their future employment and that they can apply throughout their working lives. McDonald's has been a Registered Training Organisation for over 20 years, offering nationally recognised qualifications (TAFE equivalent) via traineeships in retail, hospitality, and business management.

A report prepared by McDonald's in 2012, titled, Corporate Responsibility and Sustainability Report, estimated that more than \$40 million is spent annually on training crew, managers and corporate employees. The social benefits resulting from local job creation will be directly experienced by members of the Chisholm and broader Maitland community.

McDonald's have donated millions of dollars over the years to sporting groups, charities and community organisations all across the country. The flexibility of the McDonald's system means that the store could contribute locally in a way that is most relevant and appropriate for the community. This may mean contributing in a small but meaningful way to several community groups and activities and, sometimes, to local individuals with particular needs.

This grassroots approach has proven successful and effective at other McDonald's stores. To this end, McDonald's supports programs that encourage physical activity and leverage sponsorship of sporting teams and events to encourage more people, especially children, to participate in sport. In developing a partnership with a community group, the McDonald's store will be able to provide more than just financial support.

In terms of general community support, the store has the opportunity to add value to the local community through charity work (clean up Australia day, Ronald McDonald House) and community activities in addition to the financial contributions to local sporting teams and individuals.

### **6.13.5 Economic**

Local employment and training for approximately 120 full time, part time and casual positions will be generated. However, the effect on employment is broader than just those employed to work at the store. McDonald's are committed to using local suppliers and there are over 9,000 suppliers in Australia who benefit from their relationship with McDonald's. The McDonald's franchise model also provides positive economic benefits by providing business opportunities for local franchisees.

### **6.13.6 Environmental Impact**

The environmental impacts of the proposal are detailed in this SEE and are supported by specialist reports where necessary. McDonald's are becoming increasingly focused on building their store's sustainably so that the impact on the environment is minimised and the contribution to the communities within which they operate is positive.

McDonald's has clear goals and commitments across key social and environmental topics such as forest conservation, diversity, animal health and welfare, ethic responsibility and supporting families and farmers. This is part of their ongoing effort to produce food responsibly and take care of people and the planet.

McDonald's, as a leader in the market, will always be under close public scrutiny and therefore are more accountable in terms of their committed to sustainable business practices. The conduction of their operations is undertaken in a manner that does not compromise the ability of future generations to meet their needs. Sustainability along with corporate responsibility are key components of making a positive contribution to the community.



## 6.14 Ecologically Sustainable Development

McDonald's responsibility to the environment spans the entire life cycle of its products. It starts with the fresh ingredients at the farm and the design of McDonald's food packaging, and extends through food manufacture, stores, customers, and waste disposal.

In 2008, McDonald's adopted an environmental sustainability framework to support the business in its sustainability effort. The environmental sustainability framework is designed to assist McDonald's in defining and delivering appropriate initiatives against the major environmental themes of five identified sustainability pillars. These being:

1. The corporate operations pillar pertains to all McDonald's corporate offices and training centres across the country, and the policies and practices that govern them.
2. The store operations pillar which covers all McDonald's stores, both company and franchisee, and the policies and practices that govern their location, design, development, refurbishment and daily operations.
3. The sustainable supply pillar covers all policies and practices involved in sourcing, packaging and distributing food and beverages to McDonald's operations.
4. The advocacy and partnerships pillar covers external stakeholder engagement with customers and other stakeholders including government agencies, Non-Governmental Organisation (NGO's), and community organisations, as well as partnerships and alliances.
5. The culture and communications pillar covers internal stakeholder engagement with franchisees, suppliers, corporate staff, operational managers and crew on sustainability and issues of importance to the business and industry.

All pillars of the sustainability framework are important, but store operations and sustainable supply are how McDonald's can make the most significant difference. The aspiration of McDonald's Australia is to bring its environmental sustainability priorities to life in its stores, not only through the physical build but through the operating policies and practices, as well as manager and crew training.

The Chisholm store will incorporate key principles such as energy efficiency by having the building appropriately insulated to help improve building energy efficiency.

## 6.15 Building Access

Access to the building will be compliant with the relevant legislation and criteria including The Building Code of Australia (BCA) and the Disability Discrimination Act 1992 and AS1428 – Design for Access and Mobility to ensure that adequate pedestrian and disabled access is provided for the development. As illustrated on the proposed plans, access for the disabled is made available to (via the pedestrian ramp) and throughout the site, carpark, building entrance, and building.



## 7.0 Conclusion

The proposed development and use of a McDonald's take away food and drink premises at 4 Heritage Drive, Chisholm NSW, will provide a well-designed, modern facility which is compliant with relevant environmental standards and guidelines. The proposed development aims to provide convenient everyday goods and services to residents across Chisholm whilst ensuring amenity of the locality is protected.

The proposal is generally compliant with relevant legislative requirements and Environmental Planning Instruments. As assessed, the proposed land uses are permissible and consistent with the objectives for the E1 Local Centre zone under the Maitland LEP 2011. The development is compliant with the relevant LEP clauses, presenting no variations to any development standard.

The proposal has been found to be generally compliant with the requirements of the Maitland DCP 2011. Given the nature of the development, the commercial context of the site, and overall DCP objectives satisfaction, the proposal is considered satisfactory with the Maitland DCP 2011.

The proposed development incorporates high-quality building presentation and signage with an integrated overall approach to site development. The design of the development incorporates appropriate stormwater and flood management, respects the natural environment, ensures universal accessibility, and minimises potential amenity impacts on neighbouring properties.

This SEE has addressed the potential impacts arising from the proposal on surrounding properties including contamination, traffic, access and parking, noise, odour, visual amenity, waste, and water management. Where necessary, mitigation measures are proposed to minimise these potential impacts and reduce potential risk associated with the development. Furthermore, it is in the interest of the future operators to employ strict management procedures for each premises to ensure that the development is a safe, efficient, and pleasant environment in which to work and visit.

Given the merit of the design of the proposal, and the absence of any significant adverse environmental impacts, this DA is considered to be in the public's interest and worthy of Council's support.





# Appendix A Architectural Plans

## Statement of Environmental Effects

**Construction and Use of a Take-Away Food and Drink Premises 4 Heritage Drive, Chisholm NSW 2322**

**McDonald's Australia Limited**

SLR Project No.: 610.032316.00001

18 December 2024





# Appendix B Civil Plans

## Statement of Environmental Effects

**Construction and Use of a Take-Away Food and Drink Premises 4 Heritage Drive, Chisholm NSW 2322**

**McDonald's Australia Limited**

SLR Project No.: 610.032316.00001

18 December 2024

# Appendix C    Survey Plan

## Statement of Environmental Effects

**Construction and Use of a Take-Away Food and Drink Premises 4 Heritage Drive, Chisholm NSW 2322**

**McDonald's Australia Limited**

SLR Project No.: 610.032316.00001

18 December 2024

# **Appendix D    Noise Impact Assessment**

## **Statement of Environmental Effects**

**Construction and Use of a Take-Away Food and Drink Premises 4 Heritage  
Drive, Chisholm NSW 2322**

**McDonald's Australia Limited**

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# **Appendix E    Plan of Management**

## **Statement of Environmental Effects**

**Construction and Use of a Take-Away Food and Drink Premises 4 Heritage Drive, Chisholm NSW 2322**

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# **Appendix F    Waste Management Plan**

## **Statement of Environmental Effects**

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# **Appendix G    Traffic Impact Assessment**

## **Statement of Environmental Effects**

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# **Appendix H    SEPP (Industry and Employment) 2021 Compliance Assessment**

## **Statement of Environmental Effects**

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Drive, Chisholm NSW 2322**

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**Table H1 SEPP (Industry and Employment) 2021 Compliance Table**

Assessment Criteria		Comment	Compliance
1. Character of the area	Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	Yes, the proposed signage is compatible with the existing and desired future character of the area.	Y
	Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	No. There is no apparent advertising theme within the area.	N/A
2. Special areas	Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	No, the proposed signs have been designed, scaled and located to complement the visual quality of the surroundings and not have a significant negative impact on the amenity of the location.	Y
3. Views and vistas	Does the proposal obscure or compromise important views?	The proposed signage does not obscure or compromise important views.	Y
	Does the proposal dominate the skyline and reduce the quality of vistas?	The signage will not dominate the skyline or reduce the quality of vistas.	Y
	Does the proposal respect the viewing rights of other advertisers?	The proposed signage does not obscure any advertising.	Y
4. Streetscape, setting or landscape	Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale of the signage is proportionate to the structure. It remains set back from the streetscape and appropriate for the surrounding streetscape.	Y
	Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The overall proposal, including the signage, is considered to improve the visual interest of Settlers Boulevard.	Y
	Does the proposal reduce clutter by rationalizing and simplifying existing advertising?	The proposal utilises a consolidated approach to signage on the site; whilst ensuring adequate business identification from all facades.	Y
	Does the proposal screen unsightliness?	The proposal does not screen unsightliness.	N/A
	Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No, the proposed signage does not protrude above these features as existing.	Y
	Does the proposal require ongoing vegetation management?	No.	N/A
5. Site and building	Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The signage has been designed to continue to be compatible with the existing built form and site characteristics.	Y
	Does the proposal respect important features of the site or building, or both?	The proposed signage does not detract in any way from important features of the building or site.	Y

Assessment Criteria		Comment	Compliance
	Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage has been designed to ensure identification of all services provided by the premises.	Y
6. Associated devices and logos with advertisements and advertising structures	Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	No proposed platforms, lighting devices or logos are designed into the signage.	Y
7. Illumination	Would illumination result in unacceptable glare?	Illumination of the pylon is configurable and will not result in unacceptable glare.	Y
	Would illumination affect safety for pedestrians, vehicles or aircraft?	Illumination of the pylon is configurable and will not affect safety for pedestrians, vehicles or aircraft.	Y
	Would illumination detract from the amenity of any residence or other form of accommodation?	Illumination of the pylon is configurable and will not detract from the amenity of any residence.	Y
	Can the intensity of the illumination be adjusted, if necessary?	Yes.	Y
	Is the illumination subject to a curfew?	No.	Y
8. Safety	Would the proposal reduce the safety for any public road?	The signage will not affect road safety.	Y
	Would the proposal reduce the safety for pedestrians or cyclists?	No, the sign will not reduce the safety for pedestrians or cyclists.	Y
	Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	No, sightlines are not affected by the proposal.	Y



# **Appendix I      Development Control Plan Compliance Assessment**

## **Statement of Environmental Effects**

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# Appendix J      Crime Risk Assessment

## Statement of Environmental Effects

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# Appendix K   Landscape Plans

## Statement of Environmental Effects

**Construction and Use of a Take-Away Food and Drink Premises 4 Heritage Drive, Chisholm NSW 2322**

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# Appendix L      Stormwater Management Report

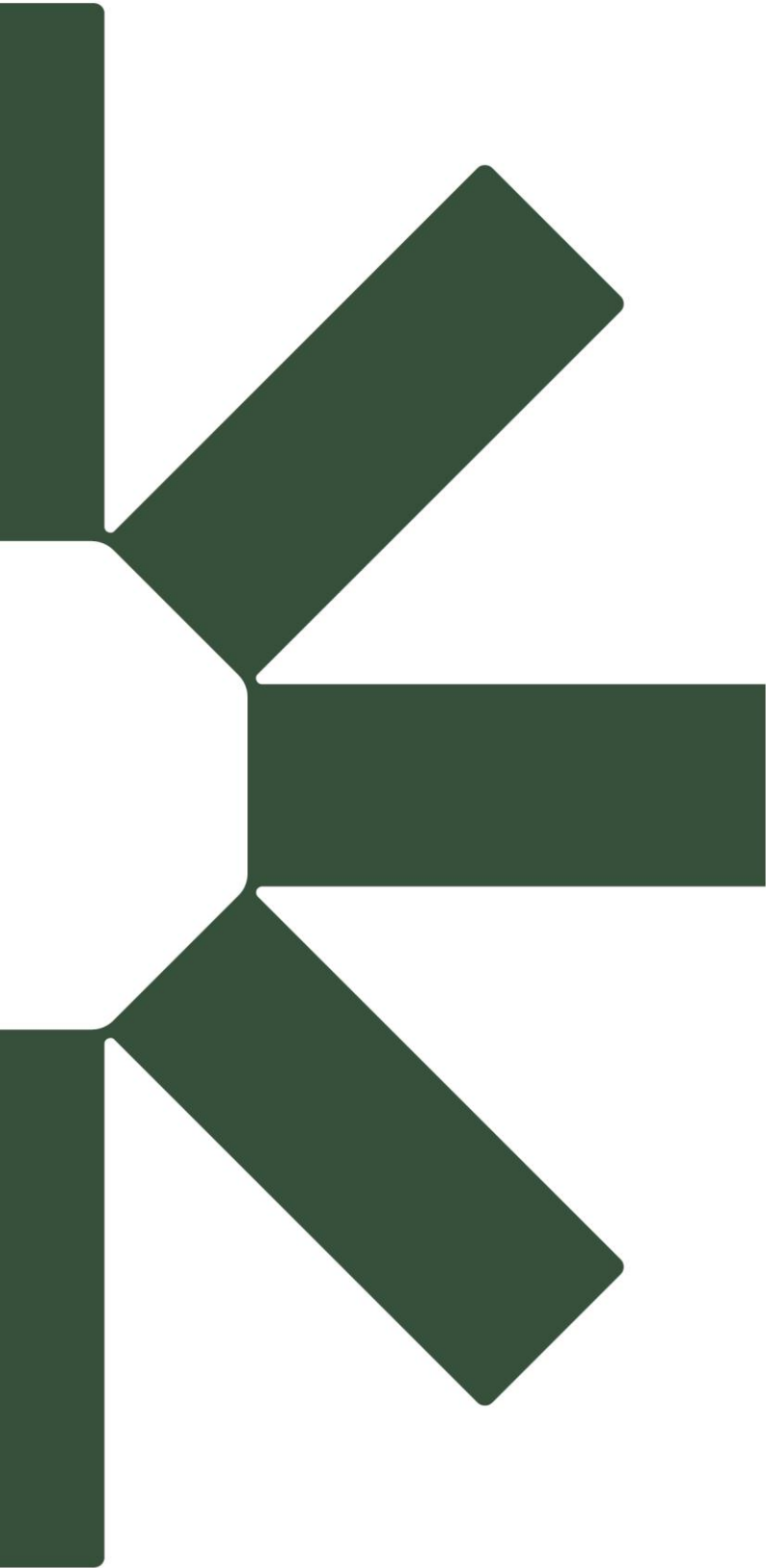
## Statement of Environmental Effects

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