

Industrial Sub-division and Warehouse Development Fact Sheet

About The Development

SAAS Aus Pty Ltd trading as Synergy Access and Scaffolds (SAAS) proposes to create a three-lot industrial sub-division at 2 and 10 Bowman Rd, Moss Vale.

As part of the development, three modern and sustainable warehouses are proposed, which will be used for scaffolding storage and distribution to support the building sector across the Southern Highlands, Illawarra and the Sydney region.

The warehouses will include staff and truck parking, office spaces, staff amenities and training rooms for staff.

Each warehouse design will include:

- Full on-site parking spaces for staff, visitors and trucks;
- Outdoor hardstand areas along the perimeter of each warehouse to allow for truck movements;
- Fire sprinkler systems;
- Stormwater capture and treatment system, including on-site detention to reduce runoff from the sites;
- Rainwater harvesting system for reducing town water use in each warehouse;
- Landscaping along the perimeter of each lot with endemic Southern Highlands vegetation; and
- Large solar panel arrays to meet the energy requirements of each warehouse.

An extension to Bowman Rd and formation of part of Hutchinson Rd will be required.

Will Neighbours Or Residents Be Affected?

Minimal impacts are expected to occur in the area and to neighbouring industrial businesses, though an increase in traffic will occur on Bowman Rd and Berrima Rd. Trucks will use the westbound direction onto Berrima Rd, and will avoid east bound travel through the township of Moss Vale. A transport and traffic study is being performed to ensure the development does not negatively impact surrounding businesses, residents or the local road network.

No impacts on residential dwellings are expected, as they are located more than 600 m from the eastern boundary of the development. A detailed environmental assessment is being prepared to evaluate how the proposed development can be designed to minimise impacts on biodiversity, heritage, noise, traffic and access, soils, water, waste and visual amenity.

Current Status Of The Project

SAAS is seeking feedback from the community on the proposed development prior to the lodgement of the development application.

The feedback received from the community will be included in the statement of environmental effects and development application.

Why is the development proposed?

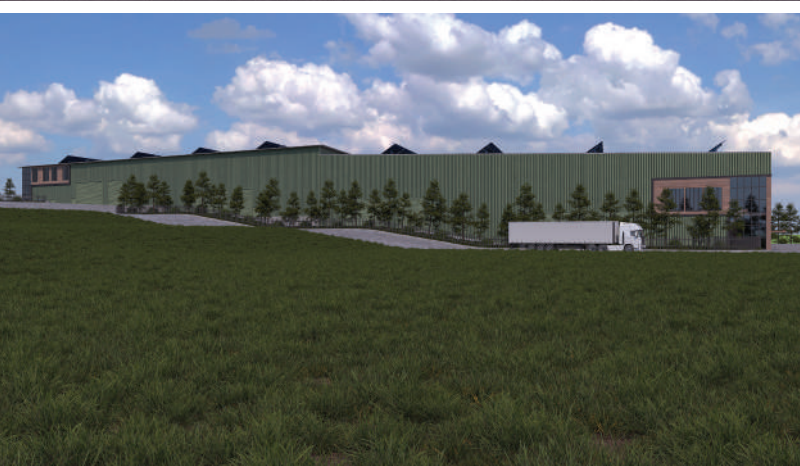
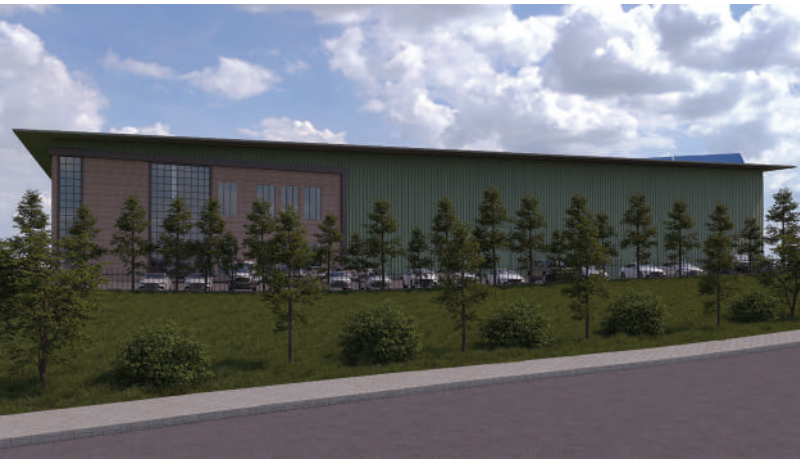
The Site is located within the southern section of the Moss Vale Enterprise Corridor, an area declared as suitable for industrial and commercial development.

The development aims to provide much-needed space for storage and distribution of scaffolding materials for the SAAS business.

The development will assist in creating jobs and boost economic growth within Southern Highlands Region.

SYNERGY

ACCESS & SCAFFOLDS



How Will The Project Benefit The Local Community?

The development will assist in creating jobs in the Southern Highlands region, boosting the local economy.

The project will inject about \$27.5 million during construction and will create 60 construction jobs over a two year period, and 120 ongoing jobs once operational

How Will The Local Environment Be Protected?

The design of the development proposes several sustainability initiatives to protect the local environment. These are:

- » Plant selection for landscaping will be from the Southern Highlands Shale Woodlands in the Sydney Basin Bioregion's endangered ecological community;
- » Rainwater harvesting systems installed at each warehouse will provide water for irrigation, toilet flushing, and other on-site uses to reduce the use of potable water;
- » All stormwater runoff from hardstand areas, roadways and car parks will be intercepted by Gross Pollutant Traps (GPTs) to reduce sediment, nutrient and pollutants in runoff;
- » Belowground on-site detention (OSD) systems with discharge controls to manage water quality and quantity exiting the site;
- » Isolation valves fitted to prevent firewater discharging from the Site in the unlikely event of a fire;
- » Regular sweeping and cleaning schedules to keep the local area clean;
- » Use of materials containing recycled content in construction; and
- » Large solar panels arrays will be installed on the roof of each warehouse to meet energy requirements.

What Will The Facility Look Like?

The design and materials used in the construction will be carefully selected to blend in with the surroundings seamlessly. The landscaping of each warehouse will aid in the smooth transition from the industrial area to the rural interface located south and west of the Site.

The warehouses will complement the existing mix of industrial and rural properties in the surrounding areas. The construction of the warehouses will be aligned to the local environment and the landscaping will add value to the local area.

Who is assessing the application?

The consent authority for the development will be the Wingecarribee Shire Council.

An artist's impression of the three proposed warehouses are shown in this fact sheet.

How Can I Provide Feedback?

You can provide your feedback about our proposed development by contacting Jackson Environment and Planning Pty Ltd



admin@jacksonenvironment.com.au



02 8056 1849

We greatly appreciate your feedback on this project which will benefit both the environment and the local economy.

Want More Information?

A detailed scoping report is available from the Jackson Environment and Planning Pty Ltd web site,

<http://www.jacksonenvironment.com.au>.



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