

Statement of Environmental Effects

Proposed Industrial Workshop and associated facilities.

Lot 70 DP 1288793

5 Drover Place

Narrandera

For M & M Bhullar Investments Pty Ltd.

Date: April 2023.

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1.0 Introduction

PM Anderson Consulting Pty Ltd has been engaged to prepare a Statement of Environmental Effects (SEE) to accompany a development application (DA) to be submitted to Narrandera Shire Council (NSC) for a proposed Industrial Workshop and associated facilities at 5 Drover Place Narrandera. This SEE is to be read in conjunction with the other documentation prepared for lodgement of the DA.

This SEE has been prepared in accordance with the requirements of S4.112 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Clause 50 of the *Environmental Planning and Assessment Regulation, 2000*.

The purpose of this SEE is to:

Provide a description of the development and its context,
Assess the development as proposed against the applicable planning instruments, standards and controls, and
Assess the potential environmental impacts and mitigation measures.

The SEE has been compiled, through on ground investigations, research, analysis and discussions with the client and design team.

The following table provides a list of reports and plans to be considered with the SEE.

Plan/Report	Author
Survey Plan	Infinity Surveys
Architectural Plans	ADG Architects
Civil Engineering and Stormwater Management Plan	Cuba Engineering
Preliminary Geotech	McMahon Earth Science
Cost Estimate	ADG Architects

Table 1 – Consultant Reports

2.0 The Site

2.1 Site Location and Description

The site is located on the urban edge of Narrandera township in a recently approved subdivision carried out by Narrandera Shire Council. The land has a formal property description of Lot 70 DP 1288793 and is known as 5 Drover Road. The site has an area of approximately 3.63Ha.

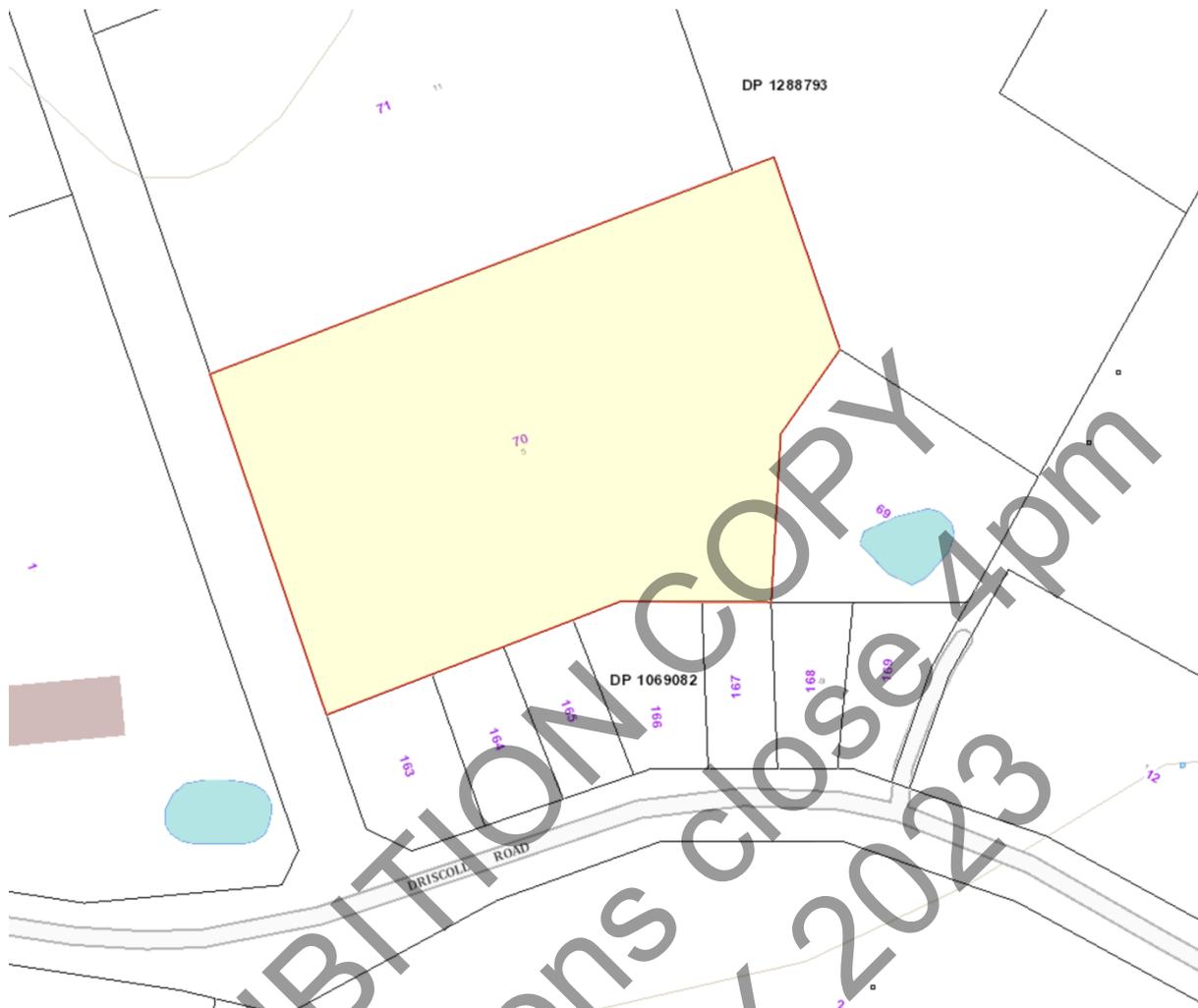


Figure 1 – The proposed Site

Source: NSW SixMaps

2.2 Site Features and existing developments

The site is an irregular shape and enjoys a frontage to a newly constructed road as part of the subdivision carried out by the Council. The site is relatively flat and has been cleared of the majority of vegetation. The site is provided with a range of urban services. Council is in the process of providing the site with sewer connected to the reticulated sewerage system with the Narrandera township.



Figure 2 – Aerial Photo of the site

Source: NSW Sixmaps

2.3 Surrounding Lands

The surrounding land uses are predominantly industrial in nature or vacant lands zoned for industrial purposes within the location. The site is adjacent to some established industrial activities and newly created development sites that are currently being considered for development. The site is located within the Red Hill Industrial Estate so the developments in the locality all form industrial /service industries. The proposed development is not considered to be inconsistent with these existing developments.

The land adjoining the site on all boundaries is Zoned IN1 – General Industrial under the Narrandera Local Environmental Plan 2013.

3.0 The Proposal

The proposal is to construct 4 industrial workshop bays in stages in an integrated process where the final building will have the appearance of a single building a traditional centre pitched roof. The development will also be provided with an office facility to the front of the workshop(s). The office space will be 2 storeys and will contain staff rooms, office meeting areas and facilities.

The frontage of the site towards the newly constructed Drover Place will facilitate the carparking area for staff and visitors along with the landscaping.

All heavy vehicles will be able to enter and leave the site in a forward motion by following the dedicated driveway and loading areas adjacent to the workshop(s).

It is proposed to landscape the site boundaries with suitable landscaping to afford some amenity to the adjoining properties. A waste storage facility is proposed for the Southwest corner of the site.

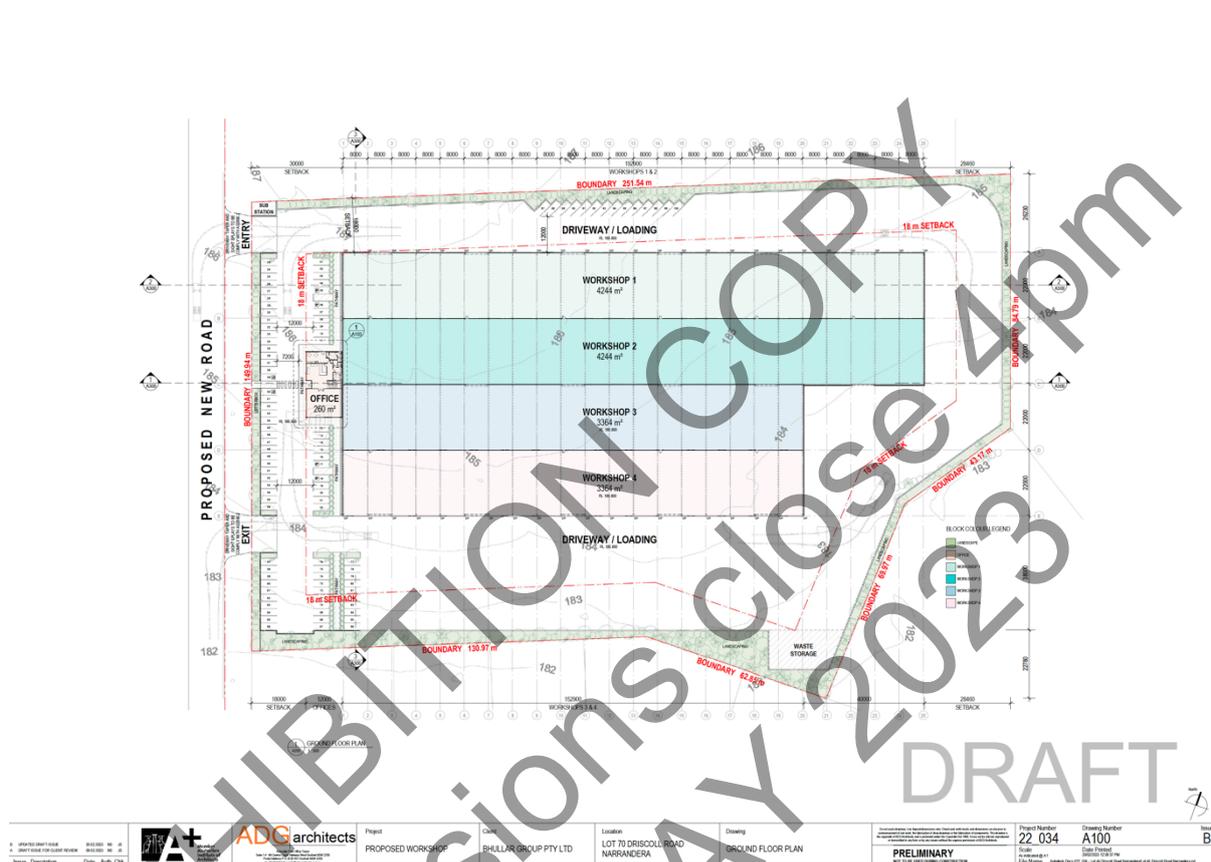


Figure 3 – The proposed development

Source: ADG Architects.

A complete set of architectural plans are attached to this report as appendix A.

4.0 Zoning and Planning Controls

4.1 Zoning

The site is zoned IN1 – General Industrial under the Narrandera LEP 2013. All the adjoining lands with access from Driscoll Road or Drover Place are also zoned IN1 – General Industrial under the LEP. The proposed use of the site as industrial workshops are a permitted use with consent as outlined in table 2, the LEP land use table below.

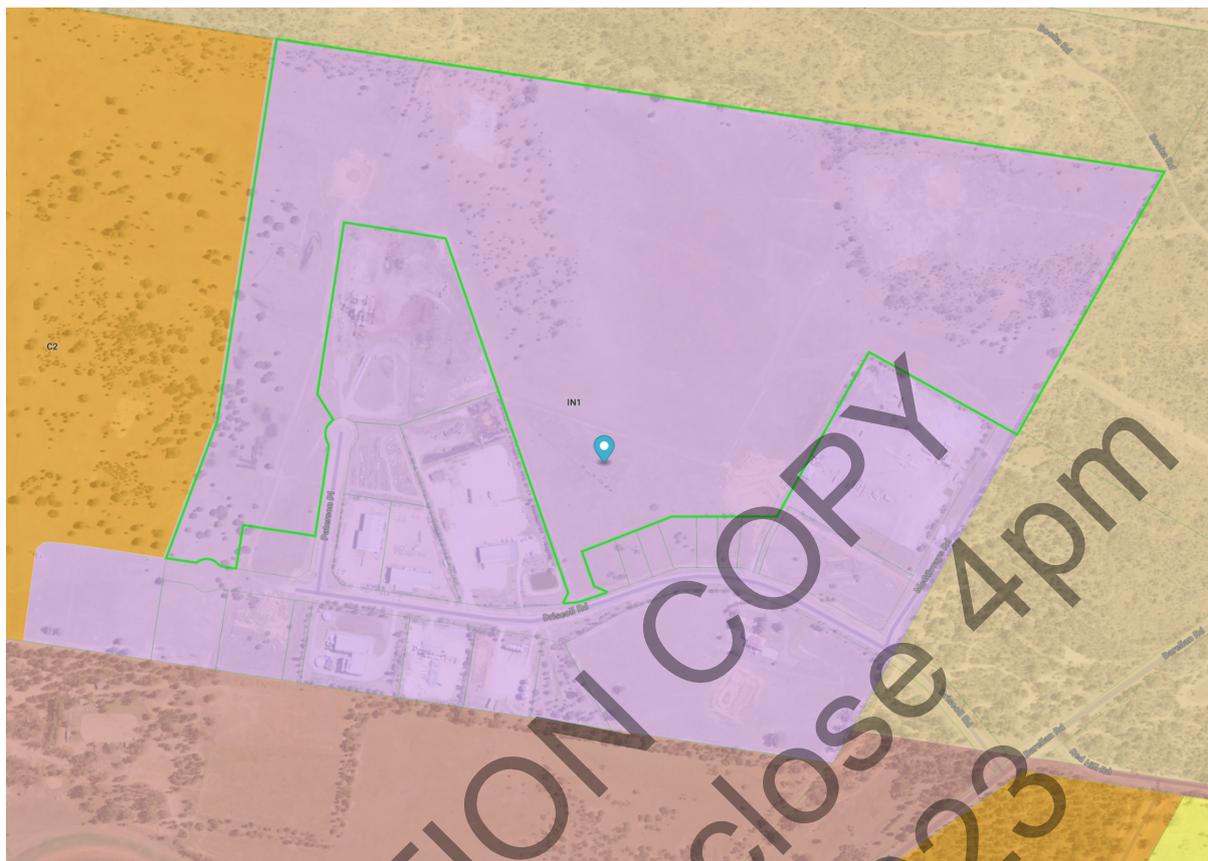


Figure 4 LEP land zonings

Source: Mecone Mosaic

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Environmental protection works; Roads

3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Heliports; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industries; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture Public administration buildings; Registered clubs; Residential accommodation; Respite day care centres; Tourist and visitor accommodation; Wharf or boating facilities

Table 2 IN1 – General Industrial Land Use Table

Source: Legislation NSW

Compliance with the provisions of the Narrandera LEP 2013 is outline in Table 3 below.

LEP Control/Standard	Proposal	Complies
Permissibility	The proposal involves the development of industrial workshops as permitted uses as per the LEP.	Yes
IN1 Zone Objectives		
<ul style="list-style-type: none"> To provide a wide range of industrial and warehouse land uses. 	The proposal is consistent with the zone objectives as it proposes and industrial building for industrial uses.	Yes
<ul style="list-style-type: none"> To encourage employment opportunities. 	The development will cater for and enhance employment opportunities in the industrial estate with a business relocating to the area.	Yes
<ul style="list-style-type: none"> To minimise any adverse effect of industry on other land uses. 	The proposed development concentrates industrial development into an existing centre rather than fragmenting development and will not have an adverse impact to the adjoining land uses.	Yes
<ul style="list-style-type: none"> To support and protect industrial land for industrial uses. 	The development proposes industrial developments to the site maintaining the use of the estate for industrial purposes.	Yes
Part 4 Principal Development Standards	The proposed development satisfies the principal development standards as applicable under the LEP.	Yes
Part 6 Additional Local Provisions		
Clause 6.1 – Earthworks	The proposal will require the use of cut and fill techniques for the levelling of the site. These earthworks will not impact on the drainage of the site to the Councils infrastructure and will be contained within the boundaries of the site.	Yes
Clause 6.3 Stormwater Management	The site is provided with perimeter landscaping and the use of landscaping areas to avoid hard stand run off. Roof waters will be captured on site in rainwater tanks for re use on site and fire fighting purposes. The stormwater disposal can be facilitated via Council's infrastructure located in the roadway.	Yes
Clause 6.4 Terrestrial Biodiversity	The site is on the Terrestrial Biodiversity map plan but has been previously cleared and managed by former land uses. The site is not mapped as having high biodiversity values under the <i>biodiversity conservation Act 2016</i> .	Yes

Table 3 Narrandera LEP 2013 Compliance Table

4.2 Other Planning Controls (SEPPs)

The relevant State Environmental Planning Policies (SEPP's) that apply to the land and are applicable to the proposed development are SEPP (Biodiversity and Conservation) 2021, SEPP (Industry and Employment) 2021, SEPP (Resilience and Hazards) 2021 and SEPP (Transport and Infrastructure) 2021.

SEPP (Biodiversity and Conservation) 2021.

This SEPP aims to provide protection to the biodiversity values of vegetation and the protection of Koala habitat and populations.

The proposed development is to be carried out on part of the site that has been cleared of vegetation for the current activities being carried out on site. The site is not mapped as having high biodiversity values under the Biodiversity Conservation Act. The site does not support vegetation for a core Koala habitat.

SEPP (Industry and Employment) 2021.

This SEPP provides controls for advertising and signage across the state. This proposal will involve the erection of a business identification signage which are permitted under the SEPP.

SEPP (Resilience and Hazards) 2021.

Chapter 4 of this SEPP provides state wide controls for the management of contaminated lands.

This site was created as a result of an approved subdivision. The site, based on past land uses and activities is not considered to be contaminated or a risk of contamination and is considered suitable for the proposed use in accordance with the SEPP. The proposed application is not considered to be a change of use under the SEPP.

4.3. Narrandera LEP 2013

The site is zoned IN1- General Industrial under the Narrandera LEP 2013 as illustrated in the extract from the LEP land zoning map plan.

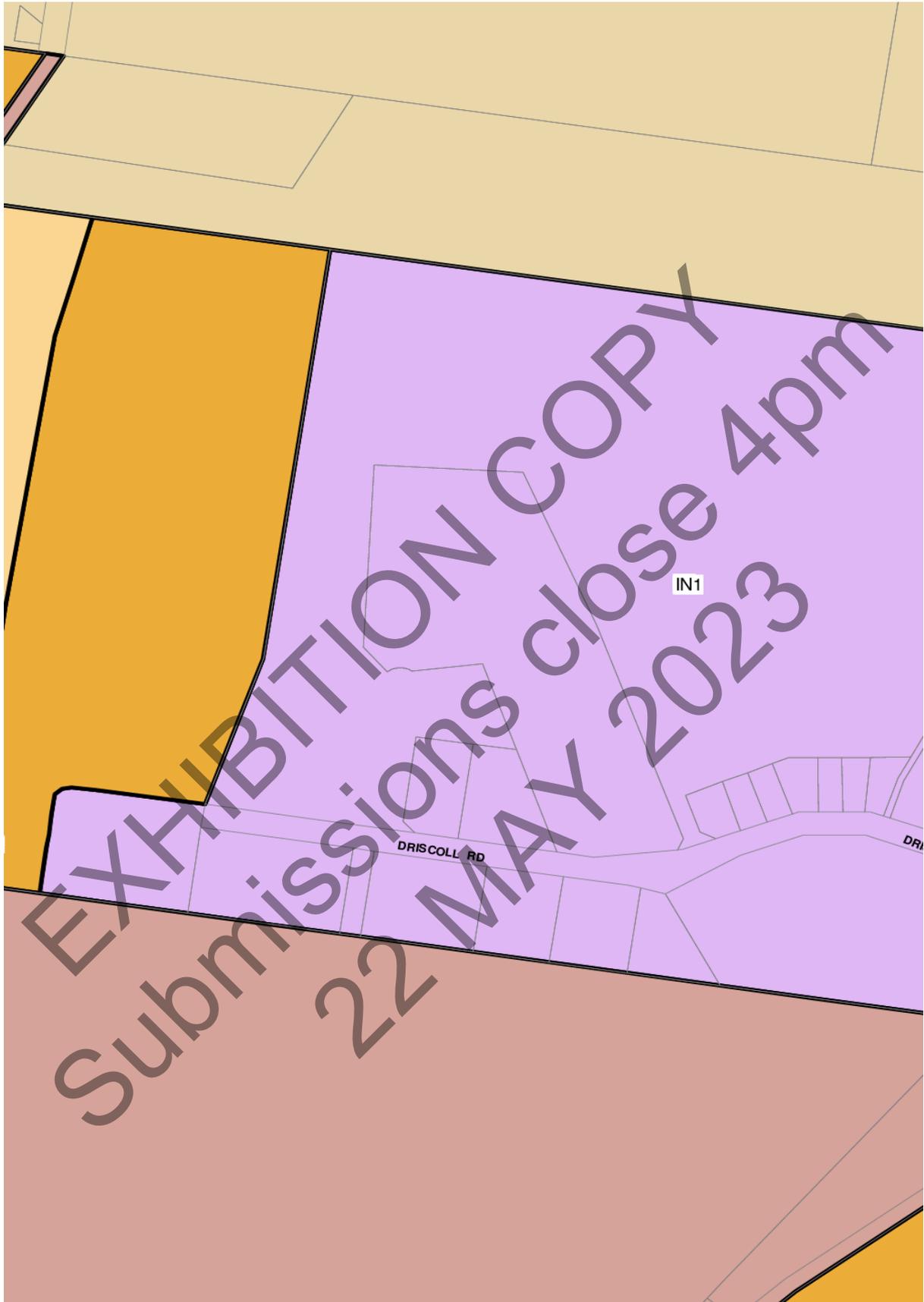


Figure 5 LEP land zonings

Source: Narrandera LEP

The proposed use of the site as industrial workshops is a permitted use with consent as outlined in table 4, the LEP land use table below.

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Environmental protection works; Roads

3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Heliports; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

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Table 4 IN1 – General Industrial Land Use Table

Source: Legislation NSW

The site is not subject to any draft environmental planning instruments.

4.4 Narrandera DCP 2013

The site is covered by the provisions of the Narrandera DCP 2013.

Consistency with the provisions of the Narrandera DCP 2013 are set out in Table 5. The requirements for all development within the shire are contained Part C while specific requirements for industrial developments are set out in Part D.

In assessing the proposal against the provisions of the Narrandera DCP 2013 it is recognised that the *Environmental Planning and Assessment Act, 1979* reinforces that the provisions contained in a DCP are to provide guidance and to be flexibly applied (Section 3.42). Non-compliance can be addressed through alternative solutions or addressing how a proposal otherwise meets the objectives of the DCP or section.

DCP Control/Standard	Proposal	Complies
Part C - 6.2.2 Carparking is to be provided in	100 Off street carparking spaces	Yes – with

<p>accordance with the provisions of the DCP</p>	<p>has been provided to facilitate the carparking requirements for the operation of the business on site. Under the DCP the rate is 1 space/100m² or 1 space for every 2 employees, whichever is the greater.</p> <p>The development will cater for 150 employees over 2 shifts per day. It is argued that the 100 spaces is sufficient for the carparking needs of this development given the specific carparking generation and minimal client/customer visitation to the site.</p>	<p>justification</p>
<p>Part D – 10.3 The objective of Industrial building design is to be utilitarian and functional, but with a suitable brick/stone office and/or showroom areas to the primary street frontage, promoting a consistent and attractive street frontage.</p>	<p>The Drover Place elevation is provided with a 2 storey office facility to break up the large wall of the workshop. The office component is not proposed to be constructed from brick or stone given the scale of the building to the rear of the office and to create a uniform development with a pleasing aesthetic presentation to Drover Place. The proposed development is not visible from any residential development.</p> <p>The external façade of the building has been design with a low profile roof to reduce the overall bulk and scale and the external walls are broken up with different colours and openings for roller doors and windows.</p>	<p>Yes – with justification</p>
<p>10.4 – Building Construction</p>	<p>The specifics of the type of construction will be dealt with, with the submission of the application for a Construction Certificate.</p>	<p>Yes</p>
<p>10.5 – Building Setbacks The objective of building setbacks is to provide parking and landscaping to the front of the site and to ensure that the bulk and scale of new development reasonably protects the amenity of neighbouring properties and maintains an appropriate neighbourhood character.</p>	<p>The proposed building is setback a minimum of 18.0m from all boundaries.</p> <p>The majority (86/100) of the carparking spaces are provided in the front setback area as per the DCP requirements.</p> <p>The entire site is provided with perimeter landscaping to help</p>	<p>Yes</p>

	reduce the impacts of the proposed development.	
10.6 – Parking and loading The objective of parking and loading controls is to ensure that the industrial streets are not used for loading/unloading and unnecessary car movements.	<p>The proposed development has sufficient space and areas dedicated on site and within the workshop building for the loading and unloading of vehicles. All vehicles can enter and leave the site in a forward motion.</p> <p>All vehicle manoeuvring spaces are to be finished in hardstand material able to withstand the loading of the heavy vehicles to access the site.</p> <p>The civils designs from Cubo Engineers illustrates the manoeuvrability of heavy Rigid vehicles to the site.</p>	Yes
10.7 Servicing and Waste Matters The objective of the servicing control is to ensure that the development is able to adequately dispose of its own waste.	<p>The site is connected to the Council's reticulated water supply and with reticulated electricity.</p> <p>The proposed development is to be connected to the reticulated sewer provided by Narrandera Shire Council. Details of the final design of the sewer infrastructure will be finalised before a CC can be issued.</p> <p>The development is provided with an onsite waste storage area. This waste storage area will facilitate the disposal of commercial waste from site y Council or Council's contractor.</p>	Yes
10.8 Soil and Water Management The objective of soil and water management controls is to ensure that soil erosion during construction and operation is minimised.	<p>The proposed development is provided with an erosion and sedimentation control plan prepared by Cubo engineering. This plan is to be implemented prior to any construction occurring on site.</p> <p>The development will be fitted with rainwater capture for reuse on site. This can also aid in retention of water on site during rain periods.</p>	Yes
10.9 – Landscaping	The perimeter of the site is to be	Yes

The objective of landscaping is to soften the appearance of hardstand areas and building bulk.	provided with extensive landscaping areas of minimum of 2.0m wide capable of enabling a mixture of low shrubs and deep soil planting.	
10.10 Air and Noise Pollution The objective of air and noise amenity controls is to prevent pollution from adversely affecting industrial areas and urban areas generally.	Any emissions from the proposed development will satisfy the guidelines of the NSW EPA	Yes.
10.11 – Outdoor Storage The objective of the outdoor storage controls is to ensure that storage does not become dangerous or unsightly.	It is not proposed to store material external to the buildings proposed on site. There may at times be the storage of vehicles used for the operations on site in areas to the rear and side of the proposed buildings.	Yes
10.12 – Security Lighting and Fencing The objective of fencing and lighting controls is to provide site security without unduly affecting the amenity of the area.	The site is proposed to be secured with fencing in accordance with the DCP. Side fencing will be “cyclone fencing with barbed wire topper”. The fencing along the front of the property will be quality steel security fencing and gates. Given the nature of the operation and the work outside of daylight hours this fencing proposed for the front boundary to secure the site. This fencing will be black in colour to avoid it being obtrusive to the streetscape and to blend to the landscaping proposed on site.	Yes with minor variation.

5.0 Environmental Impacts

5.1 Vegetation Removal

The site is relatively cleared of vegetation as a result of past activities on site. There is not expected to be an impact as a result of the development.

5.2 Stormwater and Water Quality

The stormwater on site will be stored in rainwater tanks for reuse on site as part of the fire fighting and landscape irrigation purposes. The stormwater from the hardstand areas will be retarded on site and released to the Council's stormwater infrastructure in Driscoll road.

5.3 Sewer Disposal

The site will be connected to the reticulated sewerage system of the Council.

5.4 General Amenity Impacts

The site is zoned for such developments and the area is predominantly occupied by industry. The building(s) have been designed so as to reduce any adverse impacts to any sites external to the site. All vehicles are able to enter and leave the site in a forward motion and are able to manoeuvre around the site without impacting the public road or any adjoining site.

The site will be fully fenced and landscaped in accordance with the requirements contained in Council's DCP.

It is considered that the general amenity of the locality as a result of this development will not be adversely impacted.

6.0 Section 4.15 Considerations

The following assessment addresses the matters required to be considered under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) *the provisions of:*

(i) *any environmental planning instruments*

Comment: the proposal has been assessed against the Narrandera LEP 2013, and relevant State Environmental Planning Policies. The proposal is permissible in the zone.

(ii) *any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the draft instrument has been deferred indefinitely or has not been approved)*

Comment: The site is not subject to a draft environmental planning instrument.

(iii) *any development control plan*

Comment: the proposal has been assessed against Narrandera DCP 2014 and is generally consistent with relevant DCP requirements.

(iiia) *any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F*

Comment: There is no planning agreement relevant to the subject land or the proposal

(iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates*

Comment: There are no matters prescribed in the regulations that impact

on the proposal.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Comment: As detailed in the Statement, environmental impacts have been considered and addressed for the proposal. The social and economic impacts of the proposal are positive in terms of ensuring the maintenance of Employment opportunities and contributing to the overall development of the Narrandera Shire area.

(c) the suitability of the site for the development

Comment: The site is zoned for the proposed use and is therefore considered suitable for the proposed development.

(d) any submissions made in accordance with this Act or the regulations

Comment: This is a matter Council will consider once the application has been notified.

(e) the public interest

Comment: the proposal will provide a development that will provide additional employment opportunities and maintain the use of the land for industrial purposes as required under the Narrandera LEP 2013 and is consistent with the desired future vision of the area, and in this regard is in the public interest.

7.0 Conclusion

The proposal is to construct a large industrial workshop, office and associated carparking, vehicle manoeuvring, loading and hardstand areas on a site in Drover Place Narrandera.

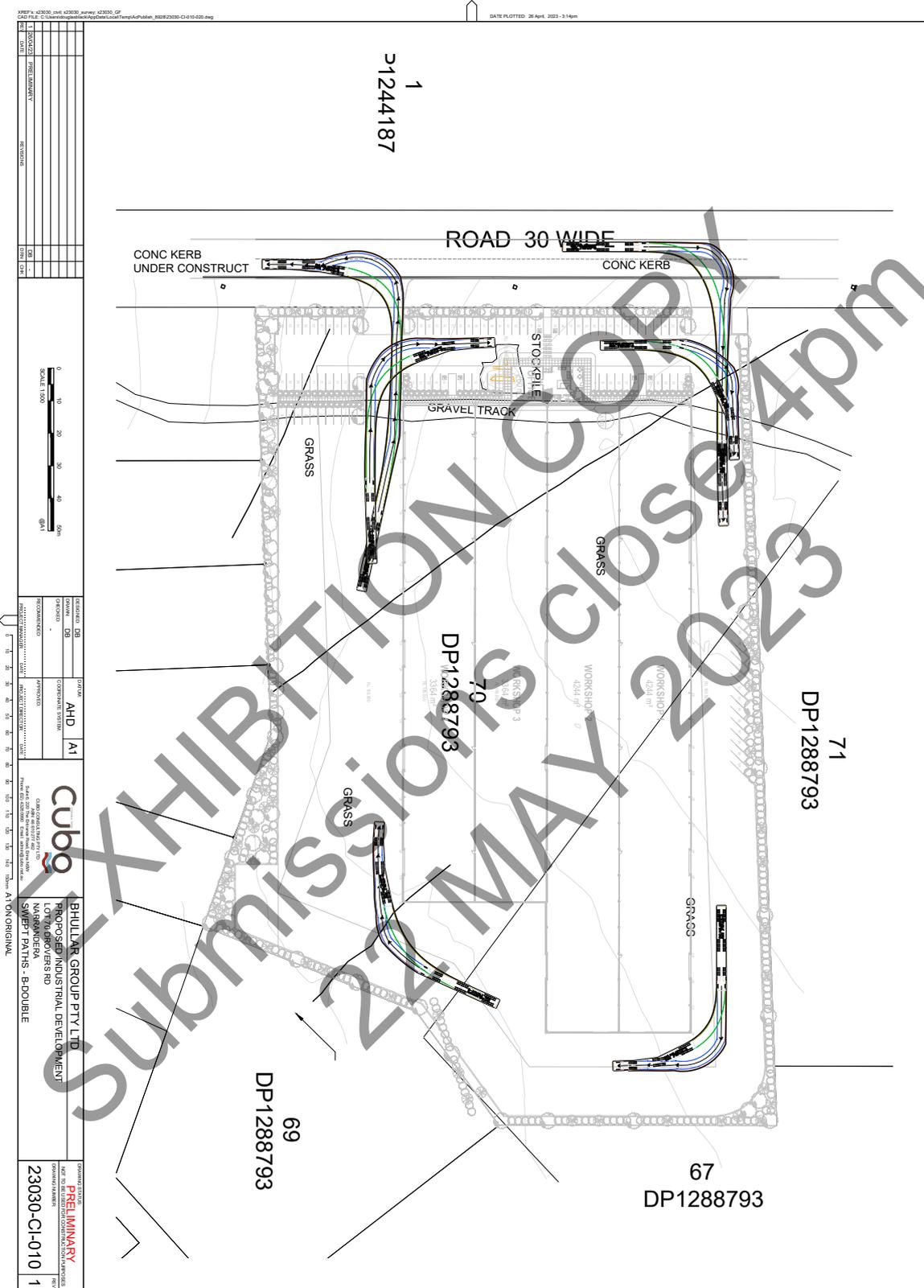
The site is zoned for industrial purposes under the Narrandera LEP 2013 and the use is permissible with consent.

This statement of environmental effects outlines the compliance with the Council's LEP and general compliance with the DCP and the processes to be put in place to mitigate any adverse impacts that may arise from the activity to be carried out on site.

The proposal is considered to be in the public interest with the creation of additional employment opportunities and income generation for the residents of the shire and district and as such Narrandera Council is requested to grant consent for the development as proposed.

Appendix B - Civil Drawings

DEVICE NAME: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3



Appendix C – Geotech Report



DM McMahon Pty Ltd
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28 November 2022

Attention: Michael Bhullar
Bhullar Engineering Group Pty Ltd
5 Junction Street
Auburn NSW 2144
michael@bhullargroup.com.au

BY EMAIL

Dear Michael

Re: Geotechnical Investigation – Drovers Road Narrandera NSW 2700

I refer to the written request from yourself to conduct a geotechnical investigation at Drovers Road Narrandera NSW, the site. The intended recipient of this report is Bhullar Engineering Group Pty Ltd for the purpose of informing the qualified design engineer responsible for the engineering design and construction of a proposed commercial/industrial workshop development. It is assumed that third parties may rely on this report for engineering design and construction purposes, however DM McMahon Pty Ltd is required to be consulted during construction to confirm site conditions in relation to the site-specific development.

Objective and scope

The objective of the geotechnical investigation is to assess the subsurface conditions at the selected borehole and testing locations within the proposed development area (where accessible and feasible), and to provide geotechnical data and interpretation around the following:

- Site classification in accordance with Australian Standards AS2870:2011 Residential slabs and footings.
- Site earthquake sub-soil classification in accordance with AS1170.4 – Earthquake actions in Australia.
- Provide an interpreted design allowable bearing capacity based on the ground conditions at the investigated locations.
- Provide commentary on design subgrade CBR, subgrade preparation, engineered fill specifications and any other relevant geotechnical commentary.

The agreed scope of works included:

- Where available, review plans and other general related documents provided to us to gain a comprehensive understanding of the site.
- Drill nine bore holes to 3m depth (or refusal) within the assumed footprint of the proposed development, undertake a visual and tactile assessment of investigated locations.

Our reference: 8948

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