

Development Application
for the
Erection of Storage Sheds to be Utilised for
the Purpose of a Freight Transport Facility

6955 Canola Way, Grong Grong, NSW 2652

Lot 20, DP 1272842

Statement of
Environmental Effects

Prepared for SJL Consulting Engineers

		<p>Project</p> <p>Development Application for Erection of 2 x Storage Sheds to be Utilised for the Purpose of a Freight Transport Facility</p> <p>6955 Canola Way, Grong Grong, NSW 2652</p> <p>Lot 20, DP 1272842</p>																					
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1 INTRODUCTION

1.1 OVERVIEW

This Statement of Environmental Effects (SEE) has been prepared on behalf of SJL Consulting Engineers (the client) to form part of a Development Application (DA) seeking Council's consideration for the erection of 2 x storage sheds to be utilised for the purpose of a freight transport facility on the land known as 6955 Canola Way, Grong Grong, NSW (the site).

It is considered that the proposed development will have no adverse impacts on the character or amenity of the existing allotment or the locality and will contribute to the social and economic sustainability of the Village.

The proposed development is considered to be in accordance with relevant statutory and non-statutory planning provisions.

The allotment, is irregular in shape, has frontage to the Canola Way, is zoned RU4 Primary Production Small Lots and adjoined by land of the same zoning to the east, north and south and by RU5 Village zoned land to the west. An aerial image of the site and its surrounds provided in [Figure 1](#) below.

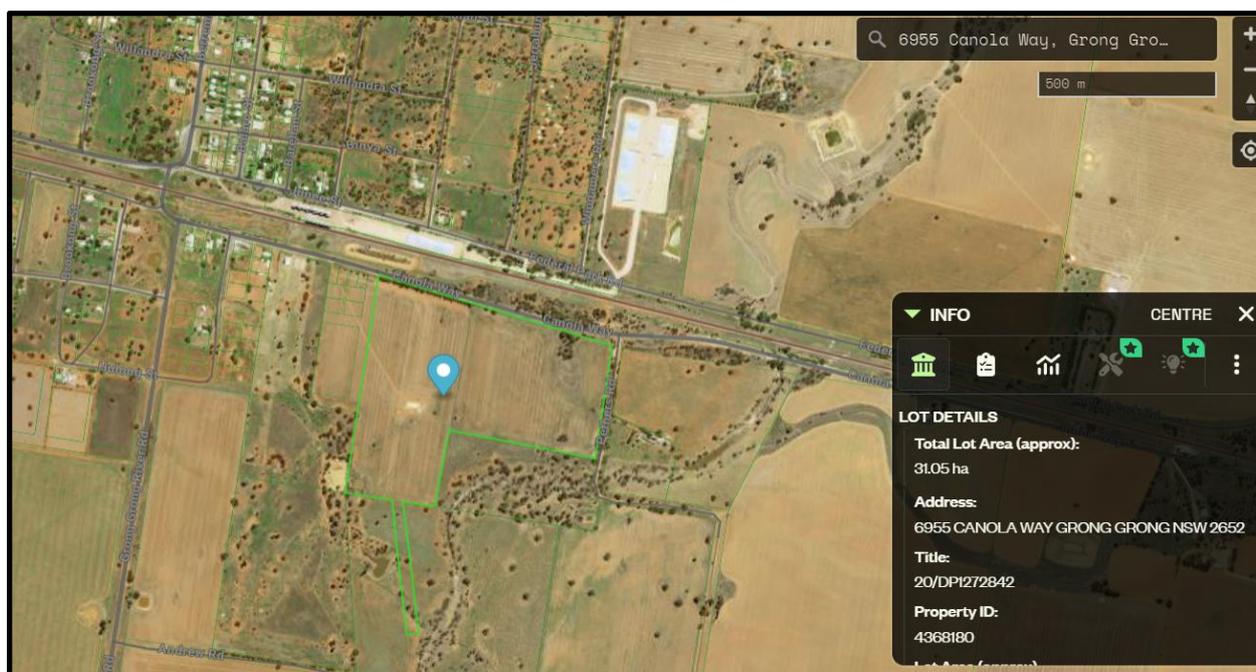


Figure 1 Aerial Image of the development site and surrounds (Source: Mecone Mosaic)

This Statement of Environmental Effects is accompanied by:

- Owners Consent Letter
- Site Plan
- Architectural Plans
- Landscaping Plan

that serve to demonstrate that the proposed development will be undertaken in accordance with all relevant planning legislation, policies and plans. It is considered that the development is permissible with consent, subject to a merits assessment.

1.2 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects accompanies a development application for the proposed development. It has been prepared on behalf of the client and includes the matters referred to in Section 4.15 of the *Environmental Planning and Assessment Act 1979* and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the DA relates to and the character of the surrounding area;
- Describe the proposed development;
- Define the statutory planning framework within which the DA is to be assessed and determined; and
- Assess the proposal against the relevant heads of consideration as defined by Section 4.15 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

2 DESCRIPTION

2.1 DEVELOPMENT SITE AND LOCALITY

The development site is known as 6955 Canola Way, Grong Grong NSW, and is legally described as Lot 20, DP 1272842.

The lot is irregular in shape, comprising of approximately 31 ha in land area and currently has a lawful dwelling house and associated outbuildings located upon it.

The site has frontage to the Canola Way, with access currently provided from this road via an approved council access point. The access is 6 metres wide and services the existing dwelling house.

The Canola Way is a sealed classified road under the control of Transport for NSW and Council.

The overall site is relatively flat. The site is generally devoid of vegetation and contains a mix of ground cover in the form of native and introduced ground species. The location of the proposed development is devoid of vegetation with the exception of ground cover.

The allotment contains an existing dwelling house and ancillary outbuildings and is presently used for intermittent agricultural purposes (stock and grazing).

The site is zoned RU4 Primary Production Small Lots under the provisions of the Narrandera Local Environmental Plan 2013 (NLEP 2013). Adjoining land is zoned RU4 Primary Production Small Lots to the east, north and south and by RU5 Village zoned land to the west.

[Figure 2](#) below provides for a base map and lot identification of the site in relation to surrounding land.

In terms of natural hazards, the site is not identified as either bushfire and flood prone land according to the Narrandera Local Environmental Plan 2013 and associated maps.

The site is considered suitable for the development in that:

- The erection of 2 x storage sheds for the purposes of a freight transport facility is of an appropriate scale and will create no adverse environmental or amenity impacts;
- The development is permissible with consent under the Narrandera Local Environmental Plan

- 2013 and will not affect existing approved land uses being undertaken on the existing allotment or allotments adjoining the site;
- The development is consistent with the applicable development controls identified under the Narrandera Development Control Plan 2013 (NDCP 2013);
- There are no significant site constraints that would render the site unsuitable for the development; and
- The development is not inconsistent with adjoining and surrounding land uses.

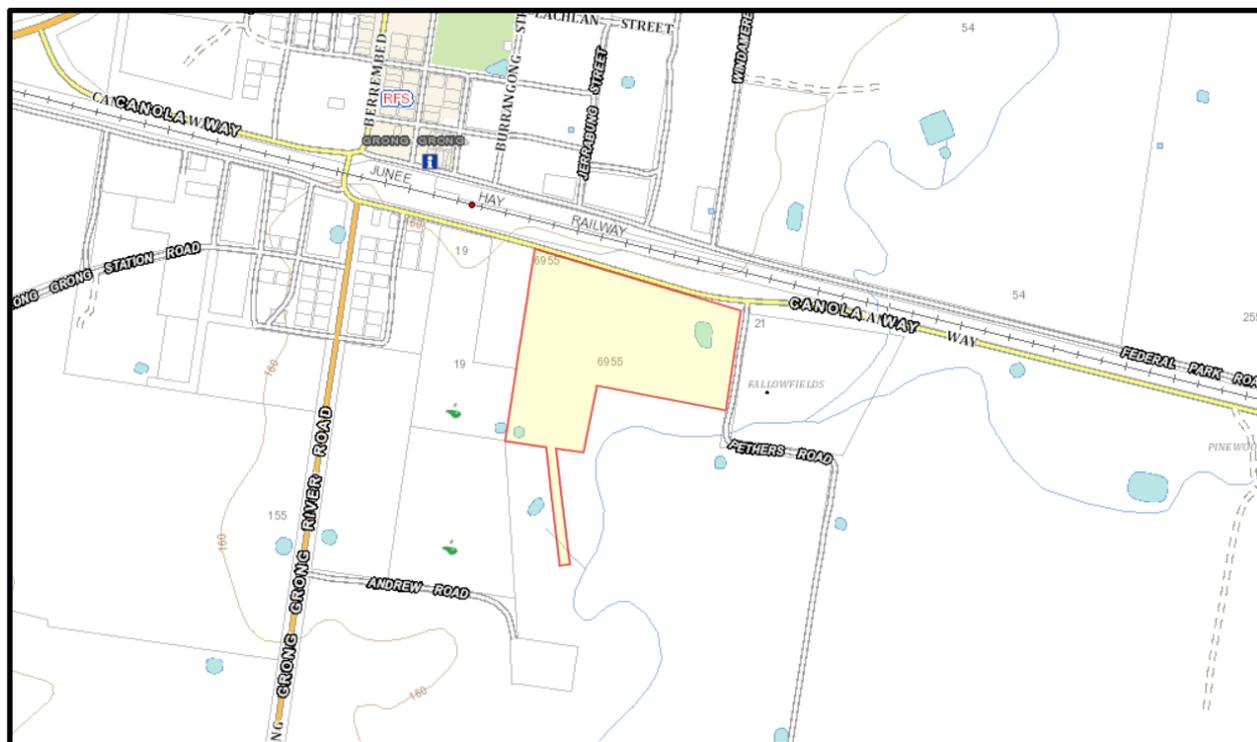


Figure 2 Site Identification and Base Map (Source: Six Maps)

2.2 PRESENT AND PREVIOUS USES OF THE SITE

The site has been used for small scale agricultural purposes for many years and will still retain the ability to be used for such purposes under this development proposal. The development will result in the erection of two (2) storage shed structures that will be used for the purpose for a freight transport facility from Friday p.m. to Monday a.m.

The site is currently used for primary production small lot purposes in the form of grazing and contains a lawful dwelling house and associated outbuildings.

2.3 LAND HAZARDS

2.3.1 BUSHFIRE

The site is not mapped as bushfire prone land (BFPL) according to Councils or the NSW RFS Bushfire Prone Mapping Data.

2.3.2 FLOODING

The site is not subject to flooding according to Narrandera Shire Council records and mapping.

3 PROPOSED DEVELOPMENT

This application seeks approval for the erection of 2 storage sheds with attached office and awning to be used for the purpose of a freight transport facility.

The development will house the relocation of a business from Wagga Wagga (Beedee Bags). Bee Dee Bags is a 100% Australian owned company with a customer base of over 17,000, including retail chain stores, standalone stores, online businesses, and wholesalers.

Bee Dee Bags is considered to be a market leader within the Australian packaging industry. They have a joint venture production facility in China for paper bag products. Bee Dee Bags manufacture and supply custom print packaging and carry bags, as well as stocking an extensive range of high-quality carry bags, boxes, postal packaging, wrapping paper, ribbon and much more.

The proposed development will be solely used as a freight transport facility to freight in bulk the manufactured product that is imported from China and then freight the product in bulk to customers around the country.

Proposed New Shed 1

The application proposes the erection of a new storage shed (shed 1) that will be used to store containers and pallets of bags/boxes that will be loaded onto trucks and distributed in bulk to customers around Australia.

The proposed shed incorporates the following dimensions:

- Shed 1 = 48.0 metres long x 23.0 metres wide x 10.7 metres high with a 11-degree roof pitch

The total area of the shed will be 1150 m².

The shed will be erected on a concrete slab and footings, constructed utilising a steel portal framed construction type and clad in colour bond steel or equivalent.

The proposed shed will be utilised for the short-term storage of bags/boxes prior to their bulk distribution by road to customers across Australia.

Proposed New Shed 2

The application proposes the erection of a new storage shed (shed 2) that will be used to store containers and pallets of bags/boxes that will be loaded onto trucks and distributed in bulk to customers around Australia.

The proposed shed incorporates the following dimensions:

- Shed 2 = 48.0 metres long x 23.0 metres wide x 10.7 metres high with a 11-degree roof pitch

The total area of the shed will be 1150 m².

The shed will be erected on a concrete slab and footings, constructed utilising a steel portal framed construction type and clad in colour bond steel or equivalent.

The proposed shed will be utilised for the short-term storage of bags/boxes prior to their bulk distribution by road to customers across Australia.

Proposed Office

The application proposes the erection of an attached office to the western sides of the proposed sheds.

The office will be used for administrative purposes associated with the proposal, will be attached to both of the proposed sheds (western side) and will be fire rated in accordance with the National Construction Codes Fire Separation requirements (Volume 1).

The office will also incorporate amenities for staff.

The proposed office incorporates the following dimensions:

- Office = 20 metres long x 9.0 metres wide x 2.95 metres high with a 5-degree roof pitch

The total area of the office will be 179.36 m².

The office will be erected on a concrete slab and footings, constructed utilising a steel portal framed construction type and clad in colour bond steel or equivalent.

Proposed Attached Open Awning

The application proposes the erection of an attached open awning structure on the eastern side of the proposed sheds.

The awning will be open and attached to both of the proposed sheds.

The proposed awning incorporates the following dimensions:

- Awning = 30 metres long x 10.25 metres wide x 5.5 metres high with a 5-degree roof pitch

The total unenclosed area of the awning will be 307.57 m².

The awning will be erected on a concrete slab and footings, constructed utilising a steel posts/columns and utilise a colour bond steel roof sheeting or equivalent.

Servicing

The application proposes the installation of an onsite system of sewerage management which will be determined via the provision of a Land Capability Assessment that will be provided to Council at the time of construction certificate and section 68 applications. The applicant recognises the importance of providing this information to Council for assessment, but it is requested that this be deferred until the determination of the development application is made.

The proposed location of the onsite sewerage system is denoted in the attached plans.

Stormwater will be collected via gutters and downpipes and be directed into 4 x 100,000 litre rainwater tanks. The rainwater tanks will be used to provide a potable water supply to the service the development in addition to providing a water supply for essential fire safety measures for the building (fire hydrants and hose reels). The design of the required fire safety measures will be undertaken by a suitably qualified hydraulic and fire safety engineer and will accompany an application for a construction certificate.

Overflow from the tanks will be disposed of to a suitably sized onsite disposal area in accordance with AS3500 and Council requirements – see attached plans for further details.

The development will be provided with reticulated.

Waste will be managed via the provision of 2 x skip bins (4m³) that will be serviced by a collection contractor and disposed of to a Council landfill. The waste that will be generated will namely be in the form of packing and a small amount of putrescible waste generated by employees.

Access

Site access is proposed from the Canola Way, via the creation of a new 6.0-metre-wide access. The proposed access will be constructed to Councils and Transport for NSW requirements.

Internal site access is proposed via a 6-metre wide, all-weather access (DG20 compacted gravel to 100 mm in thickness) and which will provide access to an 83-metre x 142 metre hard stand area on which the proposed structures will be located and which will provide for an ample area for any internal site movements – see attached plans.

There will be no unacceptable vehicle movements / traffic generated by the development and the site will be frequented by a maximum of:

- 8 passenger vehicles per day; and
- 2 x freight movement vehicles per day (maximum sized freight vehicle = semi-trailer)

The proposed location of the new access provides for ample safe sight lines and will not result in any traffic conflicts from vehicles entering or exiting the site.

Operational Details

The owner proposes to utilise the new storage sheds for the purpose of facilitating a freight transport business. The freight will be delivered to the site from Sydney and Melbourne, stored temporarily before being transported to customers around the country.

The proposed development will incorporate the use of electric forklifts to remove and reload freight onto transport vehicles for distribution.

The freight will comprise of bulk bag and boxing products.

Proposed hours of operation are from Monday – Friday Inclusive from 8.30 a.m. – 4.30 p.m. The development will not operate on weekends.

There development will employ a maximum of 10 persons, 2 of which are the owners of the development and who reside on the subject site.

See [Figure 3](#) below of proposed site plan.

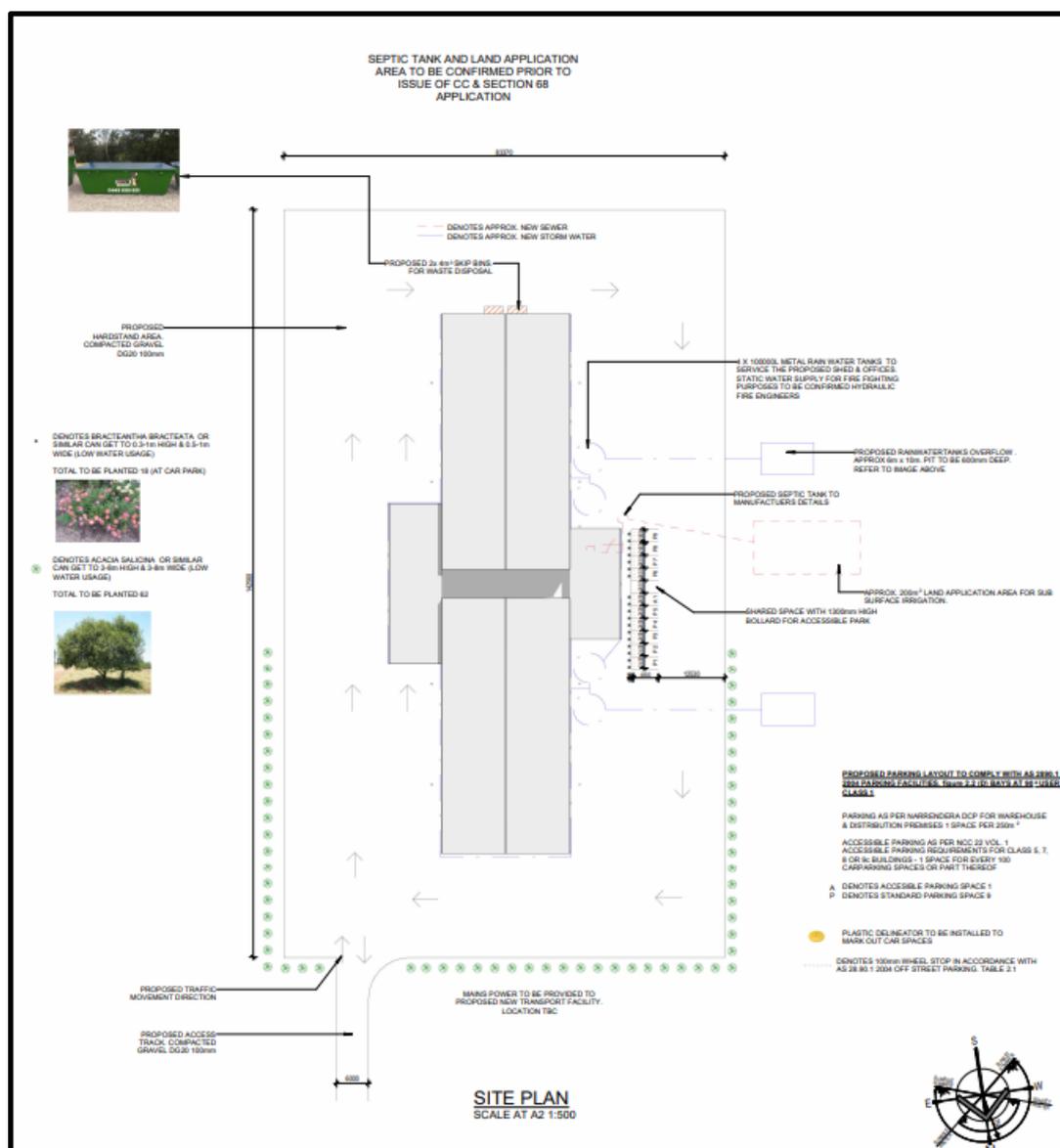


Figure 3 Proposed Partial Site Plan (Source: Reward Character Designs)

3.1.1 AIR QUALITY AND ODOUR

Given the nature and scale of the development, it is not anticipated to create any adverse long term air quality or odour impacts on the area. The erection of the sheds and creation of the development will require earthworks/civil works, in the form of:

- Internal road upgrade works
- Slab and foundation work
- Constructions works for sheds
- Drainage works
- Sewerage works
- Water supply works
- Electricity and Telecommunications Works

and as such dust generation is anticipated. This will be managed via the use of water trucks and water spraying. Such dust / air disturbance will be short term in nature and will be mitigated against to reduce any disturbance to the amenity of any adjoining landowner.

The proposed freight transport activities undertaken from the site are appropriate in with a maximum of 10 vehicles per day to frequent the site and will not create adverse air quality or odour impacts on or off the site. There are no known existing air quality or odour impacts currently experienced by surrounding development and it is expected that the potential for future issues is unlikely.

3.1.2 WATER QUALITY

The site has historically been utilised for small scale agricultural purposes and is not identified as having groundwater vulnerability issues and it is unlikely that groundwater would be encountered within the near surface.

The proposed development is not expected to have any detrimental impacts on water quality. All stormwater will be discharged into rainwater tanks, with overflow to a suitably sized on site disposal area in accordance with AS 3500 and Councils requirements that will be provided to service the development and such infrastructure will ensure that post-development flows are equal to or less than pre-development flows from the site.

Any sewerage and wastewater from the development will be disposed of into an onsite system of sewerage management that will be installed on the site – refer to the attached plans.

3.1.3 WASTE MANAGEMENT

The development will undoubtedly require minor earthworks and any overburden or spoil will be managed and disposed of in accordance with the Councils and the NSW Environmental Protection Authorities requirements.

Any construction material and other waste generated by the development will be disposed of to a landfill facility.

Any building construction waste generated by the development will be disposed of to a landfill facility.

Waste management for the future development would undertake via the location of suitability sized skip bins that would be collected by the owner/ or contractor and disposed of to a Council land fill.

The development will not generate any noxious waste materials.

3.1.4 FLORA AND FAUNA IMPACTS

The site has been predominately utilised for agricultural – grazing purposes, for a number of years.

The application does not require the removal/disturbance of any vegetation.

The site is not identified on NSW Governments Biodiversity Value Map Threshold Tool, nor is any clearing proposed or required – the location of the subject development is on cleared land that has been heavily grazed.

The development will not result in any adverse impacts on any of the following:

- a native vegetation community,
- the habitat of any threatened species, population or ecological community,
- a regionally significant species of plant, animal or habitat,
- a habitat corridor,
- a wetland,
- the biodiversity values within a reserve, including a road reserve or a stock route.

It is considered that the subject development will not promote any unacceptable flora or fauna (Biodiversity) impacts on the site or within the immediate locality.

3.1.5 ABORIGINAL CULTURAL HERITAGE

The site not identified as containing any Aboriginal Cultural Heritage significance and an AHIMS search was undertaken on the 25th of September 2023 and identified that there are no known sites within a 1000 m radius to the site.

A copy of the AHIMS Search results is provided below.

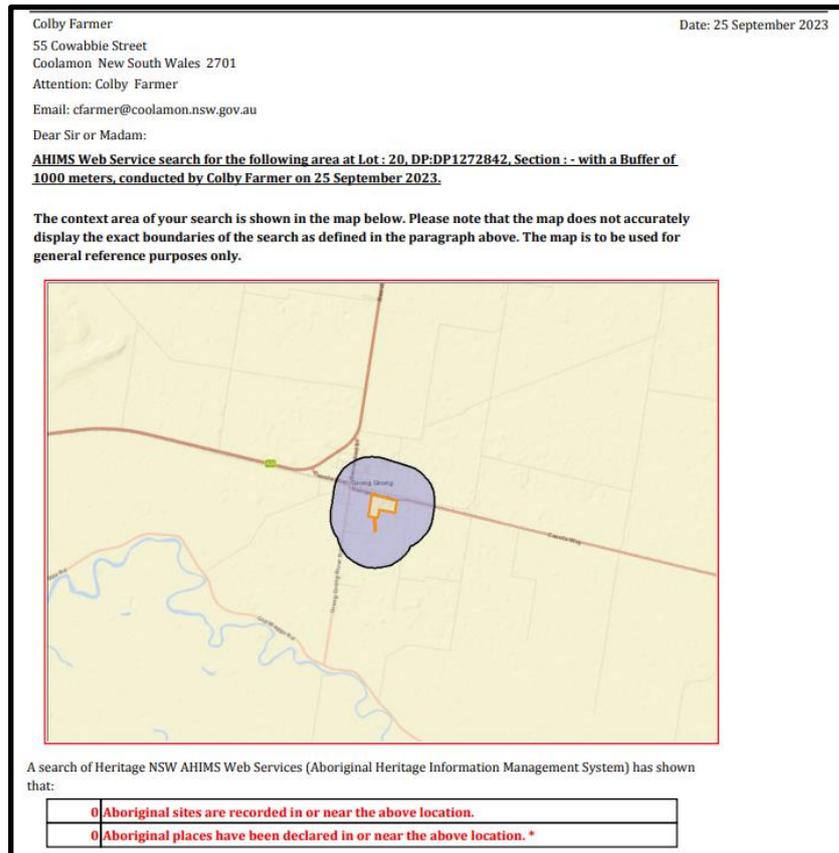


Figure 4 AHIMS Search Results

3.1.6 EUROPEAN HERITAGE

The site is not located within a heritage conservation area and according to Schedule 5 of the NLEP 2013 the site is not identified as containing any items of environmental heritage significance.

4 INFRASTRUCTURE AND SERVICING REQUIREMENTS

4.1.1 ACCESS ARRANGEMENTS AND TRAFFIC IMPACTS

The site has frontage to the Canola Way, with a new 6.0 metre access proposed to service the development.

The Canola Way is a sealed classified road under the control of Transport for NSW and Council.

Internal site access is proposed via a 6-metre wide, all-weather access (DG20 compacted gravel to 100 mm in thickness) and which will provide access to an 83-metre x 142 metre hard stand area on which

the proposed structures will be located, and which will provide for an ample area for any internal site movements – see attached plans.

There will be no unacceptable vehicle movements / traffic generated by the development and the site will be frequented by a maximum of:

- 8 passenger vehicles per day; and
- 2 x freight movement vehicles per day (maximum sized freight vehicle = semi-trailer)

Ample off-street parking is available on the site.

4.1.2 UTILITIES AND INFRASTRUCTURE SERVICING ARRANGEMENTS

The proposed development will be serviced by potable water via rainwater tanks, on site sewerage system via the installation of a septic tank and transpiration trenches/or land application area, telecommunications and will be serviced by reticulated power.

The development is considered to be able to be adequately serviced with utility infrastructure, which will be able to be efficiently and cost-effectively provided.

5 PLANNING PROVISIONS

5.1 STATE ENVIRONMENTAL PLANNING POLICIES

Table 1 Relevant State Environmental Planning Policy Requirements

SEPP	COMMENTS
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	<p>The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'significantly contaminated' or 'remediated land'. The site, nor any adjoining sites are not included in the EPA's Contaminated Land Register as 'potentially contaminated land'.</p> <p>The site history reveals that the land has been used for agricultural land use purposes for many years and over this time there has been no evidence of any activities within the proposal area which may have contaminated the site or adjoining sites. Given the above information, along with the current zoning, permissible land uses, and available property records and mapping, it is considered that the proposed development is highly unlikely to increase the potential risk of exposure to contamination in respect to both human health and the environment.</p>
<i>State Environmental Planning Policy (Primary Production) 2021</i>	<p>The aims of this SEPP are as follows—</p> <p>(a) to facilitate the orderly economic use and development of lands for primary production,</p> <p>(b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,</p> <p>(c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</p> <p>(d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,</p> <p>(e) to encourage sustainable agriculture, including sustainable aquaculture,</p> <p>(f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,</p>

	<p>(g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</p> <p>The land is not identified as being, state significant agricultural land and the use of the land for a small-scale freight transport facility is not inconsistent with the aims and objectives of this SEPP – the business that is provided by the owner provides services to the agricultural industry which is considered essential for the agricultural sector (bags and box products).</p> <p>The building works proposed under this application are considered compatible with the land and can be readily converted to agricultural purposes should the subject development cease operation.</p>
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5.2 NARRANDERA LOCAL ENVIRONMENTAL PLAN 2013

The subject site is zoned RU4 Primary Production Small Lots under the provisions of the Narrandera Local Environmental Plan 2013 (NLEP 2013). Figure 5 below identifies the zoning of the site and surrounding area.

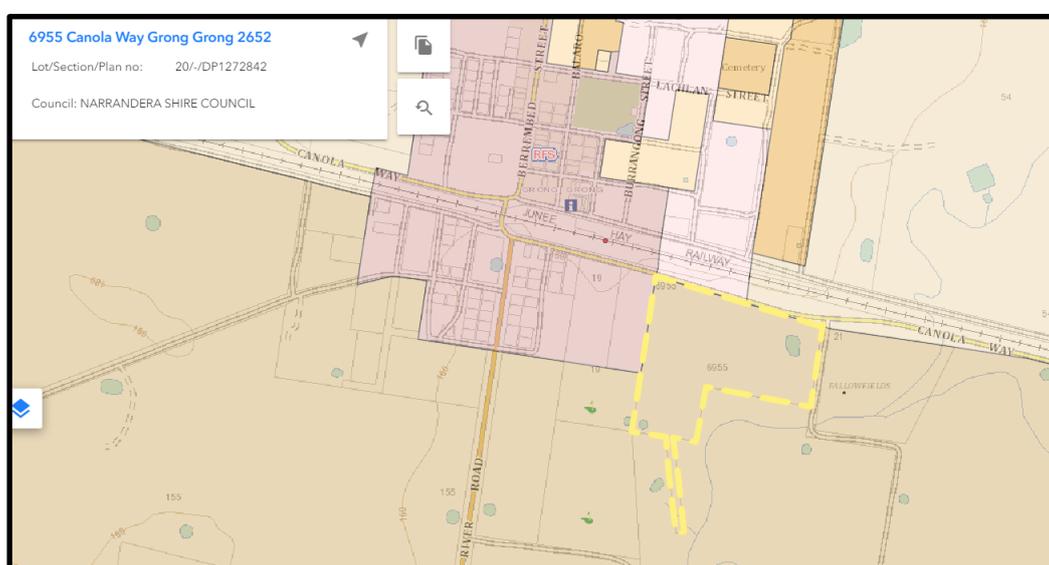


Figure 5 Site and Adjoining Land Zoning Map (Source: e Planning Spatial Viewer)

The proposed development is the erection of 2 x Storage Sheds and office to be utilised for the purpose of a freight transport facility.

The development is most appropriately characterised as a freight transport facility, which is defined under the NLEP 2013 as:

freight transport facility means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.

A freight transport facility is permitted with consent in the RU4 Primary Production Small Lots zone under the NLEP 2013.

An extract of the RU4 Primary Production Small Lots Zone Land Use Table is provided below:

<p>Zone RU4 Primary Production Small Lots</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To enable sustainable primary industry and other compatible land uses. To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature. To minimise conflict between land uses within this zone and land uses within adjoining zones. <p>2 Permitted without consent</p> <p>Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Roads</p> <p>3 Permitted with consent</p> <p>Agriculture; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Helipads; Home businesses; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Intensive plant agriculture; Lettices; Landscaping material supplies; Mooring pens; Moorings; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p> <p>4 Prohibited</p> <p>Waste disposal facilities; Any other development not specified in item 2 or 3</p>

The objectives of the RU4 Primary Production Small Lots zone are outlined in the below table.

Table 2 Objectives of the RU1 Primary Production Zone

ZONE OBJECTIVES	COMMENTS
<i>To enable sustainable primary industry and other compatible land uses.</i>	<p>The development is not inconsistent with this objective as the development will not result in the inability of sustainable primary production to be carried out on the site or within the locality.</p> <p>The development will have no adverse effects on primary industry production and not negatively affect the natural resource base and is considered to not be an incompatible land use.</p>
<i>To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.</i>	<p>The development is not inconsistent with this objective as employment opportunities will be created that will promote the sustainability of the Village of Grong Grong which is predominately an agricultural village. The proposal will still ensure that the land can be used for a variety of small-scale primary industry enterprises and systems appropriate to the area and appropriate to the size of the allotment. The development will have no adverse effects on the ability of the site or wider locality to undertake primary industry enterprises on smaller lots.</p>
<i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i>	<p>The objective is achieved as the proposal will not create any land use conflicts with adjoining zones, the development is at an appropriate scale, and provides for ample buffer and separation distances between adjoining land / uses. No noxious processes or activities are proposed and proposed hours of operation and activities will not be dissimilar to what adjoining land uses do on a day-to-day basis. There is no history of land use conflict arising from this site and the site.</p>

Table 3 below considers the clauses of the BLEP 2013 applicable to the subject development.

Table 3 NLEP 2013 clauses applicable to the subject development

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT			
	CLAUSE	COMMENTS	APPLICABLE
2.4	<i>Unzoned Land</i>	Not applicable.	N/A
2.5	<i>Additional permitted uses for particular land</i>	Not applicable.	N/A
2.6	<i>Subdivision – consent requirements</i>	Not applicable.	N/A
2.7	<i>Demolition requires development consent</i>	Not applicable.	N/A
2.8	<i>Temporary use of land</i>	Not applicable.	N/A
2.9	<i>Canal estate development prohibited</i>	Not applicable.	N/A
PART 3: EXEMPT AND COMPLYING DEVELOPMENT			
	CLAUSE	COMMENTS	APPLICABLE
3.1	<i>Exempt development</i>	Not applicable.	N/A
3.2	<i>Complying development</i>	Not applicable.	N/A
3.3	<i>Environmentally sensitive areas excluded</i>	Not applicable.	N/A
PART 4: PRINCIPAL DEVELOPMENT STANDARDS			
	CLAUSE	COMMENTS	APPLICABLE
4.1	<i>Minimum subdivision lot size</i>	Not applicable.	N/A
4.1AA	<i>Minimum subdivision lot size for community title schemes</i>	Not applicable.	N/A
4.2	<i>Rural subdivision</i>	Not applicable.	N/A
4.2A	<i>Minimum subdivision lot size for strata plan schemes in certain rural zones</i>	Not applicable.	N/A
4.2B	<i>Rural subdivision and erection of dwelling houses for intensive plant agriculture</i>	Not applicable.	N/A
4.2C	<i>Erection of dwelling houses on land in certain rural zones</i>	Not applicable.	N/A
4.2D	<i>Erection of rural workers' dwellings</i>	Not applicable.	N/A
4.3	<i>Height of buildings</i>	Not applicable.	N/A
4.4	<i>Floor space ratio</i>	Not applicable.	N/A
4.5	<i>Calculation of floor space ratio and site area</i>	Not applicable.	N/A

4.6	<i>Exceptions to development standards</i>	Not applicable.	N/A
PART 5: MISCELLANEOUS PROVISIONS			
	CLAUSE	COMMENTS	APPLICABLE
5.1	<i>Relevant acquisition authority</i>	Not applicable.	N/A
5.2	<i>Classification and reclassification of public land</i>	Not applicable.	N/A
5.3	<i>Development near zone boundaries</i>	Not applicable.	N/A
5.4	<i>Controls relating to miscellaneous permissible uses</i>	Not applicable.	N/A
5.5	<i>Controls relating to secondary dwellings on land in a rural zone</i>	Not applicable.	N/A
5.6	<i>Architectural roof features</i>	Not applicable.	N/A
5.7	<i>Development below mean high water mark</i>	Not applicable.	N/A
5.8	<i>Conversion of fire alarms</i>	Not applicable.	N/A
5.9	<i>Dwelling house or secondary dwelling affected by natural disaster</i>	Not applicable.	N/A
5.10	<i>Heritage conservation</i>	Not applicable.	N/A
5.11	<i>Bush fire hazard reduction</i>	Not applicable.	N/A
5.12	<i>Infrastructure development and use of existing buildings of the crown</i>	Not applicable.	N/A
5.13	<i>Eco-tourist facilities</i>	Not applicable.	N/A
5.14	<i>Siding Spring Observatory – maintaining dark sky</i>	Not applicable.	N/A
5.15	<i>Defence communications facility</i>	Not applicable.	N/A
5.16	<i>Subdivision of, or dwellings on, land in certain rural, residential or conservation zones</i>	Not applicable.	N/A
5.17	<i>Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations</i>	Not applicable.	N/A
5.18	<i>Intensive livestock agriculture</i>	Not applicable.	N/A
5.19	<i>Pond-based, tank-based and oyster aquaculture</i>	Not applicable.	N/A

5.20	<i>Standards that cannot be used to refuse consent – playing and performing music</i>	Not applicable.	N/A
5.21	<i>Flood planning</i>	Not applicable.	N/A
5.22	<i>Special flood considerations</i>	Not applicable	N/A
5.23	<i>Public bushland</i>	Not applicable	N/A
5.24	<i>Farm stay accommodation</i>	Not applicable	N/A
5.25	<i>Farm gate premises</i>	Not applicable	N/A
PART 6: ADDITIONAL LOCAL PROVISIONS			
CLAUSE		COMMENTS	APPLICABLE
6.1	<i>Earthworks</i>	<p>This clause is applicable.</p> <p>Minor earthworks will be carried out in association with this development namely in the form of excavation for foundations and essential services. The earthworks will have no adverse effect on:</p> <ul style="list-style-type: none"> existing drainage patterns and soil stability in the locality, the likely future use or redevelopment of the land, the existing and likely amenity of adjoining properties, disturbing of relics, any watercourse, drinking water catchment or environmentally sensitive area. <p>The use of fill on the site will be minimal – the site is relatively flat/level.</p>	✓
6.3	<i>Stormwater management</i>	Not applicable. This clause applies to all land in residential and employment zones. The land is not located in such a zone.	N/A
6.4	<i>Terrestrial biodiversity</i>	<p>Applicable. The land is mapped as terrestrial biodiversity.</p> <p>As previously identified the site has been predominately utilised for agricultural – grazing purposes, for a number of years.</p> <p>The application does not require the removal/disturbance of any vegetation.</p> <p>The site is not identified on NSW Governments Biodiversity Value Map Threshold Tool, nor is any clearing proposed or required – the location of the</p>	✓

		<p>subject development is on cleared land that has been heavily grazed.</p> <p>The development will not result in any adverse impacts on any of the following:</p> <ul style="list-style-type: none"> • a native vegetation community, • the habitat of any threatened species, population or ecological community, • a regionally significant species of plant, animal or habitat, • a habitat corridor, • a wetland, • the biodiversity values within a reserve, including a road reserve or a stock route. <p>It is considered that the subject development will not promote any unacceptable flora or fauna (Biodiversity) impacts on the site or within the immediate locality.</p>	
6.5	<i>Groundwater</i>	Not applicable.	N/A
6.6	<i>Riparian land and watercourses</i>	Not applicable.	N/A
6.7	<i>Wetlands</i>	Not applicable.	N/A
6.8	<i>Salinity</i>	Not applicable.	N/A
6.9	<i>Development on river front areas</i>	Not applicable.	N/A
6.10	<i>Development on riverbeds and banks</i>	Not applicable.	N/A
6.11	<i>Airspace operations</i>	Not applicable.	N/A
6.12	<i>Development in areas subject to aircraft noise</i>	Not applicable.	N/A
6.13	<i>Essential services</i>	<p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <ul style="list-style-type: none"> (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable road access. <p>The site will be provided with potable water via the provision of 4 x 100,000 litre rainwater tanks and electricity will be provided via a suitably sized solar system. The effluent created on the site will be</p>	✓

		<p>managed via an appropriate system of onsite management.</p> <p>Stormwater overflow will be captured in the abovementioned rainwater tanks with overflow being directed to an onsite disposal area.</p> <p>Proposed internal and external site access is considered to be satisfactory for the purpose of the development.</p>	
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5.3 NARRANDERA DEVELOPMENT CONTROL PLAN 2013

The following provisions of the Narrandera Development Control Plan 2013 (NDCP2013) have been identified as relevant to the proposed development and are discussed in the below table.

Table 4 Relevant NDCP2013 Clauses and Controls

PART C: CONTROLS THAT APPLY TO ALL DEVELOPMENT			
CLAUSE/CONTROLS		COMMENTS	COMPLIES
5.1	<i>On-site effluent disposal for land without reticulated sewer</i>	<p>This section applies as the development site is not serviced by reticulated sewer. The development proposes the installation of an onsite system of sewerage management. The applicant would prefer to install an aerated waste water treatment system but has committed to being guided by the findings of a land capability assessment.</p> <p>The assessment will be undertaken if development consent is granted and will be submitted to Council for assessment at the time of construction certificate and section 68 lodgement with Council.</p>	✓
5.2	<i>Off-street parking – Business centre and other land uses</i>	<p>The development complies with the provisions of this section and provides for 10 spaces including an accessible carparking space. The number of spaces provided is in accordance with the rate for storage/warehousing land uses of 1 space per 250m² GFA or 1 space per 2 employees, whichever is the greater as contained in section 5.2.2</p> <p>The parking spaces have been designed to comply with the design requirements of Australian Standard 2890.1 - 2004.</p>	
CHAPTER 9: INDUSTRIAL DEVELOPMENT CONTROLS			
9.3	<i>Building design</i>	<p>The development is generally in compliance with this part.</p> <p>The proposed development is located a significant distance (140 metres) from the Canola Way, road frontage and significant screening landscaping is proposed to soften the development from the Canola Way Streetscape.</p> <p>It is argued that the site nor the locality does not have a defined streetscape and that the subject site and its surrounds is rural in nature and presents an adhoc rural streetscape appearance. The development when viewed from the Canola</p>	✓

		<p>Way will present as many rural shed buildings do within the locality.</p> <p>The development utilises high quality materials and finishes for building exteriors with no fences being proposed.</p> <p>The proposed new shed designs are consistent with the design of agricultural buildings and structures within the locality and on adjoining allotments. The density of the site, after the location of the structures on the site is considered acceptable and is considered suitable in respect of both context and character of the site and locality. The character of the neighbourhood will not change as a result of this development.</p>	
9.4	<i>Building construction</i>	<p>The buildings have a RIS of 1 and will be used for freight transport facility purposes. The buildings will have an NCC classification of class 7b and are located a significant distance from property boundaries.</p> <p>The buildings will be constructed to ensure compliance with all required and applicable NCC requirements and this will be further demonstrated at the time of construction certificate lodgement with Council.</p>	✓
9.5	<i>Building setbacks</i>	The development complies with the controls of this section.	✓
9.6	<i>Parking and loading</i>	<p>The development provides for ample off-street parking, 10 spaces inclusive of an accessible space.</p> <p>Loading and unloading provision has been accounted for on the site - under the proposed attached awning and in the location of the proposed roller doors.</p> <p>All weather hard stand access and vehicular movement areas are proposed.</p> <p>The development complies with the applicable controls of this section.</p>	✓
9.7	<i>Servicing and waste matters</i>	<p>The application proposes the installation of an onsite system of sewerage management which will be determined via the provision of a Land Capability Assessment that will be provided to Council at the time of construction certificate and section 68 applications. The applicant recognises the importance of providing this information to Council for assessment, but it is requested that this be deferred until the determination of the development application is made.</p> <p>The proposed location of the onsite sewerage system is denoted in the attached plans.</p> <p>Stormwater will be collected via gutters and downpipes and be directed into 4 x 100,000 litre rainwater tanks. The rainwater tanks will be used to provide a potable water supply to the service the development in addition to providing a water supply for essential fire safety measures for the building (fire hydrants and hose reels). The design of the required fire safety measures will be undertaken by a suitably qualified</p>	✓

		<p>hydraulic and fire safety engineer and will accompany an application for a construction certificate.</p> <p>Overflow from the tanks will be disposed of to a suitably sized onsite disposal area in accordance with AS3500 and Council requirements – see attached plans for further details.</p> <p>The development will be provided with reticulated power.</p> <p>Waste will be managed via the provision of 2 x skip bins (4m3) that will be serviced by a collection contractor and disposed of to a Council landfill. The waste that will be generated will namely be in the form of packing and a small amount of putrescible waste generated by employees.</p> <p>It is noted that the controls in this section relating to water, require that town water must be connected to each industrial lot.</p> <p>The development proposes the provision of water via an onsite supply from the use of rainwater tanks. It is argued that whilst the development does not meet the development controls relating to provision of water, that it still complies with the objective of this section that provides:</p> <p><i>The objective of the servicing controls is to ensure that the development is able to be adequately serviced.</i></p> <p>The development can and will be adequately serviced.</p>	
9.8	<i>Soil and water management</i>	The development will ensure compliance with this part and will provide for a detailed erosion and sediment control plan to be lodged with Council at the time of construction certificate assessment.	✓
9.9	<i>Landscaping</i>	The development application is supported by a landscaping plan in compliance with the applicable controls of this section	✓
9.10	<i>Air and noise pollution</i>	The proposed development will not result in any adverse noise or air pollution outcomes, proposed hours of operation combined with the fact that the development does not incorporate any activities that will promote air or noise pollution will ensure that the development operates in accordance with the controls of this section.	✓
9.11	<i>Outdoor storage</i>	No outdoor storage is proposed or required.	N/A
9.12	<i>Security lighting and fencing</i>	The development is in compliance with this part. No new fencing is proposed, and sufficient lighting will be provided commensurate with nature of use and proposed hours of operation.	✓
9.13	<i>Advertising and identification signage</i>	Only business identification signage is proposed – this will comply with the exempt business identification signage provisions prescribed in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	✓

6 STATEMENT OF ENVIRONMENTAL EFFECTS

The likely impacts of the development are considered in the below table.

Table 5 Likely Impacts of the Development

PRIMARY MATTER	COMMENTS	IMPACT
<i>CONTEXT AND SETTING</i>	The development creates no issues in terms of context and setting, the land is appropriately zoned, and the surrounding area predominately consists of agricultural and village land uses. The nearest residential receptor is approximately 500 metres away and the development does not propose or involve any noxious activities. The development is considered to be consistent with the character of the area and entirely compatible with existing and adjacent land uses. It will be difficult to tell that the land is being used as a freight transport facility – the scale of the development is small and will create no adverse noise, odour, visual or air impacts.	Acceptable
<i>STREETSCAPE</i>	The proposed building will be set back a considerable distance and screened from the road and will not be highly visible. The development incorporates landscaping that will soften the bulk and scale of the development and the new buildings are well designed and utilise new and quality finishes. It is considered that the development has been designed and sited to ensure that no adverse streetscape impacts are created.	Acceptable
<i>TRAFFIC, ACCESS, AND PARKING</i>	Site access is proposed from the Canola Way, via the creation of a new 6.0-metre-wide access. The proposed access will be constructed to Councils and Transport for NSW requirements. Internal site access is proposed via a 6-metre wide, all-weather access (DG20 compacted gravel to 100 mm in thickness) and which will provide access to an 83-metre x 142 metre hard stand area on which the proposed structures will be located and which will provide for an ample area for any internal site movements – see attached plans. There will be no unacceptable vehicle movements / traffic generated by the development and the site will be frequented by a maximum of: <ul style="list-style-type: none"> - 8 passenger vehicles per day; and - 2 x freight movement vehicles per day (maximum sized freight vehicle = semi-trailer) 	Acceptable
<i>PUBLIC DOMAIN</i>	The development will not result in any adverse impacts to the public domain.	Acceptable
<i>UTILITIES</i>	The development will be serviced by all required utilities as described elsewhere within this report.	Acceptable
<i>HERITAGE</i>	There no likely impacts to heritage matters resulting from this proposal.	Not applicable
<i>OTHER LAND RESOURCES</i>	The development will have no impact on other land resources.	Acceptable
<i>WATER QUALITY AND STORMWATER</i>	The development is not anticipated to have any adverse or long-term impacts on water quality. Stormwater will be adequately managed onsite – as described elsewhere within this report.	Acceptable
<i>SOILS, SOIL EROSION</i>	Erosion control will be in accordance with NSC requirements.	Acceptable
<i>AIR AND MICROCLIMATE</i>	The development is not anticipated to have ambient air quality and microclimate impacts.	Acceptable

<i>FLORA AND FAUNA</i>	No vegetation will be disturbed under this proposal. There is not anticipated to be any adverse impacts upon the flora and fauna on the site or in the locality.	Acceptable
<i>WASTE</i>	The development will undoubtedly require minor earthworks and any overburden or spoil will be managed and disposed of in accordance with the Councils and the NSW Environmental Protection Authorities requirements. Any civil works construction material and other waste generated by the development will be disposed of to a licenced landfill facility. Waste management for the future development would be undertaken via the location of suitability sized bins that would be collected by the owner and disposed of to a Council land fill. The development will not generate any noxious waste materials.	Acceptable
<i>NOISE AND VIBRATION</i>	The proposal will not result in any unacceptable impacts in regard to noise or vibration.	Acceptable
<i>HOURS OF OPERATION</i>	Proposed hours of operation are Monday – Friday Inclusive from 8.30 a.m. – 4.30 p.m. The development will not operate on weekends.	Acceptable
<i>NATURAL HAZARDS (FLOOD AND BUSHFIRE)</i>	The site is not affected by flooding or bushfire.	Not applicable
<i>TECHNOLOGICAL HAZARDS</i>	The development is unlikely to create any technological hazards.	Acceptable
<i>SAFETY, SECURITY AND CRIME PREVENTION</i>	No adverse safety and security impacts are anticipated as a result of the proposal.	Acceptable
<i>SOCIO-ECONOMIC IMPACT IN THE LOCALITY</i>	Short term economic benefits are expected as a result of expenditure and employment of local contractors during the construction process. The development will result in a business moving to the Village of Grong Grong and creating long term employment opportunities and promote the long term economic and social sustainability of the village. The development will not change the way people undertake their daily lives, nor impact upon any cultural, social or religious beliefs.	Acceptable
<i>SITE DESIGN AND INTERNAL DESIGN</i>	Internal and site design is considered compatible with the intended use and the expected design outcomes for the area. The development has been appropriately located and is a significant distance away from any residential receptors.	Acceptable
<i>OVERLOOKING AND OVERSHADOWING</i>	Nil impacts expected. The development will not result in adverse overshadowing of neighbouring properties.	Acceptable
<i>LANDSCAPING</i>	Landscaping has been provided in accordance with Council DCP controls and as identified in the attached plans.	Acceptable
<i>CONSTRUCTION</i>	All work will be carried out to relevant BCA and Australian Standards. Work will be carried out during approved construction hours only.	Acceptable
<i>CUMULATIVE IMPACTS</i>	The development, when considered simultaneously with other developments adjoining, in the locality, or in the local area generally, is considered to have marginal and acceptable cumulative impacts.	Acceptable
<i>DISABLED ACCESS</i>	Not applicable.	Not applicable

<i>SIGNAGE</i>	Not applicable. No signage is proposed that requires consent – exempt business identification signage will be utilised.	Not applicable
<i>SETBACKS AND BUILDING ENVELOPES</i>	The setbacks proposed for the development are compatible with the rural context, with Council and BCA requirements.	Acceptable

7 CONCLUSION

This SEE report has been prepared to support a Development Application for erection of 2 x storage sheds to be utilised for the purpose of a freight transport facility on the land known as 6955 Canola Way, Grong Grong, NSW.

The proposal has been described and discussed in previous sections of this report and has been considered in respect of the relevant planning framework that is applicable to this proposed development.

The proposal is considered to be permissible for the following reasons:

- The proposal is permissible under the provisions of the Narrandera Local Environmental Plan 2013 and meets the objectives of the applicable RU4 Primary Production Smalls Lots Zone;
- The proposal complies with the applicable controls of the Narrandera Development Control Plan 2014; and
- The proposal would not have any significant adverse environmental consequences, nor would it have an adverse effect on the area or surrounding residents.

As demonstrated throughout this report, the development is permissible with consent, subject to a merit's assessment.