



MSM MILLING

Statement of Environmental Effects

SITE EXPANSION AT DEDERANG STREET, MANILDRA

22 December 2023

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1. INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared to support a Development Application (DA) for the expansion of the existing MSM Milling oil seed processing operation at Dederang Street, Manildra, including minor site grading, stormwater management, development of a meal storage building and offices, oil storage and other ancillary components.

The land the subject of the application includes Lot 1 DP1085601, Lots 250 and 251 DP750155 and Part Lot 242 DP750155 (refer to **Table 1**). Development application 2024/0049 was approved by Cabonne Shire Council (CSC) on the 11 December 2023 for a boundary adjustment to Lots 242, 250 and 151 to create proposed Lot 2, which will accommodate the proposed infrastructure. Access to approved Lot 2 will continue to be via existing Lot 1 DP1085601, with egress via a new access connection to Dederang Street.

The proposal relates to expansion of the existing agricultural processing industry approved on the adjacent land, known as MSM Milling.

This SEE has the following format.

- **Section 2** of this report provides a description of the subject site and its locality.
- **Section 3** outlines the proposed development.
- **Section 4** details the planning framework applicable to the subject site and proposed development.
- **Section 5** identifies the impacts of the proposed development.
- **Section 6** provides a conclusion to the SEE.

2. THE SITE & ITS LOCALITY

2.1 The Site

The subject site consists of a number of lots located to the north of Dederang Street, Manildra. Relevant lots associated with the application are outlined in **Table 1**.

Table 1 – Site details

Lot/DP	Ownership
Lot 1 DP1085601	MSM Milling
Lot 250 DP750155	MSM Milling
Lot 251 DP750155	Manildra Flour
Part Lot 242 DP750155	Manildra Flour

The site is located to the south of Dederang Street, which is parallel to the zoned rail corridor hosting the Orange – Broken Hill Railway Line.

To the north of the railway line is the urban area of the town of Manildra. Land to the east of the site is occupied by the Manildra Flour Mill, other industrial activities and vacant land. Land to the south is agricultural land in use for grazing and cropping. Land to the north-west is occupied by large lot residential. Two dwellings are currently located on Lots 242 and 251, however these have been recently approved to be demolished via CSC

DA2024/0049. This application also involved a boundary adjustment to create a new land parcel that will accommodate the proposed development.

The subject site/host lot is depicted in **Figure 1**.

2.2 The Locality

The site is located in the southern area of the town of Manildra, between the Orange – Broken Rill Railway Line and Mandagery Creek and to the west of the Manildra Flour Mill.

The site locality is depicted in **Figure 2**.

2.3 Existing development

The existing oil seed mill and packing plant on the southern side of Dederang St was granted Development Consent first issued by Cabonne Council in February 2004 (DA 2004/175). Milling at the site commenced in May 2007. The mill was initially approved with production of approximately 28,000 tonne per annum.

In November 2009 Council issued Development Consent (DA 2010/28) permitting an increase in processing to 110,000 tonne per annum, along with the establishment and operation of the packing plant. At this point, the mill became a scheduled premise pursuant to the *Protection of the Environment Operations Act 1997* and the Environment Protection Authority (EPA) became the Appropriate Regulatory Authority.

MSM Milling's activities are regulated by Environment Protection Licence (EPL 13228).

In August and November 2011 Cabonne Council issued Development Consent (DA 2011/166) permitting the construction of two new silos for the storage of meal.

In October 2012 Cabonne Council issued Development Consent (DA 2013/43) permitting the construction and operation of a feed mill.

In 2014, Cabonne Council issued Development Consent (DA 2014/92) for a steam boiler to provide process steam for milling operations. This consent was subsequently modified twice; once in 2015 to change the fuel source of the boiler to biomass, and again in 2019 to use surplus off-cut timber as a fuel source.

DA 2024/0060 is currently pending determination with Cabonne Council to install three rail silos on land to the north of Dederang Street.

DA 2024/0049 has been recently approved by Cabonne Council to demolish the buildings and remove trees located on Lots 242 and 251 and complete a boundary adjustment. Lot 2 created by this application will host the infrastructure the subject of this application.

Figure 1 - The Subject Site

MSM MILLING
STATEMENT OF ENVIRONMENTAL EFFECTS
SITE EXPANSION AT DEDERANG STREET, MANILDRA



Figure 2 - The Site Locality

MSM MILLING
STATEMENT OF ENVIRONMENTAL EFFECTS
SITE EXPANSION AT DEDERANG STREET, MANILDRA



3. THE DEVELOPMENT

3.1 Development Description

The development the subject of this application involves development of additional infrastructure within approved but unregistered Lot 2 (created via DA 2024/0049). The proposed development consists of the following:

- Minor site regrading to provide a developable site including stormwater management to redirect off-site flows;
- Development of office buildings;
- Development of a meal storage building;
- Development of canola oil storage tanks;
- Installation of ancillary components including car parking, carport shade structures accommodating solar panels, a weighbridge, boiler and boiler house and an electrical switch-room and transformer.

Each of the above components are discussed in more detail in the following sub-sections.

3.1.1 EARTHWORKS AND SITE RE-GRADING

The site currently features a generally uniform grade from north to south, with some minor depressions in the eastern extent of the site. The attached bulk earthworks plans prepared by Cook and Roe demonstrate the proposed re-grading to provide a flat, developable site and to ensure that stormwater can be managed and contained. The internal roadways, paved areas and buildings will be connected to the underground drainage system that ultimately discharges into a collection pit attached to a Gross Pollutant Trap (GPT) stormwater treatment device, prior to release from the site. The sizing of the pit aims to match or improve upon pre-development off site flows. The existing drainage ditch on the eastern side of the site, which drains stormwater run-off from the township of Manildra itself towards the south, will be re-aligned and stabilised. This water will then be discharge in the same location as it currently is.

Existing levels within the site range from 424.9 AHD in the northwestern corner and fall to 422.3 AHD to the back of the site. Finished levels will range from RL 422.55 to RL 423.75, with the pad for the Meal storage building at RL 422.80, and the pad for the canola storage tanks at RL 422.55.

3.1.2 OFFICE BUILDINGS

The proposed office buildings are formed of five (5) modular, transportable buildings, which will be constructed off site and transported to the property for installation. Three (3) of the five (5) units are 18 metres long by 4.2 metres wide. The other two buildings are 18 metres long by 4.8 metres wide. All five buildings have a total height above finished ground level of 3.4 metres. Each unit will be connected by a roofed deck/verandah that will be two metres wide. The offices will be located around a covered outdoor eating area that is six (6) metres by six (6) metres and connected by pathways between Module A and Module E.

Module A (as per Drawing A101 – refer **Appendix A**) accommodates a reception area, storeroom and four meeting rooms, measuring between 12-14 m².

Module B (as per Drawing A103 – refer **Appendix A**) accommodates two offices (14 m² each), a board room (36 m²) and an IT room.

Module C (as per Drawing A105 – refer **Appendix A**) accommodates a staff kitchen area, staff amenities and an office (10 m²).

Modules D and E (as per Drawings A107 and A108 – refer **Appendix A**) accommodate a number of private offices and open plan office areas.

In total, the proposed office building and staff area provides an enclosed area of approximately 344 m² of office space and 56 m² of indoor staff amenity areas plus a covered outdoor area of approximately 36 m².

A sixth modular building (as per Drawing A111 – refer **Appendix A**) measuring 4 m x 6.5 m will be erected adjacent to the proposed weighbridge. The building will have a gross floor area of 24 m² and will consist of an office space and a covered deck area to facilitate weighbridge functionality.

All buildings feature skillion type sloping roofs, with attached lean to verandahs and are clad with lightweight steel. Colour will be a muted, non-reflective tone known as "Southerly", consistent with the adjacent development and industrial land use. Suitable landscaping will be undertaken in the "courtyard" area. Rain water from the office complex roofs will be collected in suitable tanks and used for the gardens and plants. These tanks will be positioned discretely around the buildings.

3.1.3 MEAL STORAGE BUILDING

The meal storage building is proposed in a centralised location on the site between the canola oil storage tanks and the office complex. The meal storage building will be used as the secondary or overflow storage facility on the site for meal prior to it being transported. The building is proposed to be 28 m long by 40 m wide, with an overall height of 27 m – refer **Appendix A**. The design of the building incorporates an enclosed loading bay for meal trucks and a further covered area for loading oil tankers. The truck loading facilities have been designed to accommodate vehicles up to the size of an A-double truck (which currently access the site).

The building will be concrete in the lower sections on the northern and eastern elevations, with the remainder of the external of the building to be clad in lightweight metal, consistent with the proposed office buildings.

3.1.4 CANOLA OIL STORAGE TANKS

The proposed canola oil storage tanks will consist of 14 x 240kl stainless steel tanks that occupy an overall footprint of approximately 400m², with a height of 13.5 metres. The tanks will have a total storage capacity of 3,360 kilolitres and will be used as additional buffer capacity for oil storage on the site for product prior to transport. The tanks and ancillary pumping equipment will all be located in a properly designed bunded area, similar to the existing MSM Milling tank farm and pumping/loadout equipment. Bunding will be sized to 110% of the volume of the largest tank in accordance with the relevant Australian standard.

The proposed storage tanks are required to accommodate variability in the oil storage requirements associated with customer offtake, market conditions, exchange rates and a variety of other reasons. At present, buffer storage is routinely provided off site to account for this variability. Providing additional storage on site reduces the need for offsite storage, which in turn has benefits through minimising double handling, reducing costs and reduced volumes of oil being transport off-site.

3.1.5 ANCILLARY COMPONENTS

3.1.5.1 Car parking

A carpark is proposed to the north of the proposed office buildings comprising 28 parking spaces to accommodate onsite parking demand. Pedestrian access is directly available to the carpark from the office complex. Vehicular access to the carpark shall be provided from Dederang Street via the new road opening.

3.1.5.2 Carport shade structures

The proposed carpark will feature solar panels that also double as shade structures. The panels will feature a sloped roof, with a height ranging from approximately three (3) metres to five (5) metres. These solar panel shade structures will be designed to suit the specific site requirements and will be supported by structures similar to those seen in supermarket car parks and the like, which will be designed by suitably qualified engineers. They will provide protection for parked vehicles as well as provide power to onsite facilities.

3.1.5.3 Weighbridge

A weighbridge is proposed to the west of the office complex. The weighbridge will be a total length of 36.5m with a capacity to weigh vehicles up to the size of an A-double multi trailer articulated truck combination. There will be five (5) separate but integrated weighing decks which will allow for the weighing of individual axle groups, as well as providing the overall total truck weights. This system will provide for accurate truck loading and compliance with relevant legislative requirements. There is an existing weighbridge on site, however due to its size, existing vehicles are weighed multiple times to account for length. This adds time on the way in and out. The proposed arrangement provides a second weighbridge. Incoming (empty) vehicles will continue to be weighed on the existing weighbridge, with exiting vehicles weighed on the new weighbridge.

3.1.5.4 Boiler House and 6 MW LP Gas Fired Boiler

A boiler house approximately 12 m long x 8 m wide and 6 m high will be located on the eastern side of the canola meal storage building and will share a common wall with that building. It will be a steel construction and house a 6MW LP Gas fired boiler which will provide a backup function for the company's existing biomass fired boiler. The proposed boiler will provide contingency during maintenance shutdowns or other stoppages.

3.1.5.5 Electrical switch-room and Transformer

An electrical switch-room and transformer are proposed adjacent to the office complex and meal storage building. The switch room is 12 m long by 4.6 m wide, with a height above ground level of 6.2 m. The building itself has a height of 3.2 m but is elevated a further 3 m (i.e. 6.2 metres in total) to allow easy access underneath for connections. The switch-room will control the distribution of power to the various buildings and operations on the site. The transformer will be connected to the high voltage electricity network and will step down the voltage to the appropriate level which will then power up the electrical switch room, for distribution to the site buildings and operations.

3.1.5.6 Biomass Bunker

A biomass bunker will be installed to store biomass medium used in the existing biofilter, used on site. The medium in the existing filter is replaced as required and providing storage on site ensures this can occur efficiently.

The proposed bunker measures 26.25 m wide by 11.5 m long and is formed of concrete sides with a height of up to 2.9 m.

3.1.6 SEQUENCE AND TIMING

The proposed works provide for improvements to the operation of the site, making it more efficient and cost effective for the whole MSM Milling business.

The sequencing of activities as outlined by this application is likely to consist of:

- Prepare site, including site regrading and installation of stormwater drainage and treatment systems.

- Excavate foundations for various buildings, weighbridge etc;
- Construction of paths, roadways and paved areas.
- Construction of buildings and tank farm.
- Installation of electrical switch room and transformer.
- Installation of mechanical equipment in meal storage buildings.
- Installation of boiler.
- Installation of weighbridge and oil tanks and related equipment.
- Installation of modular office complex and construction of verandahs.

It is expected that the construction will take around 6-8 months.

It is possible that different components would be delivered via separate construction certificates to account for material and contractor availability.

4. STATUTORY PLANNING FRAMEWORK

4.1 Object of the EP&A Act

In New South Wales (NSW), the relevant planning legislation is the *Environmental Planning and Assessment Act 1979* (EP&A Act). The EP&A Act instituted a system of environmental planning and assessment in NSW and is administered by the Department of Planning & Environment (DPE). The objects of the EP&A Act are:

- (a) To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) To promote the orderly and economic use and development of land,*
- (d) To promote the delivery and maintenance of affordable housing,*
- (e) To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) To promote good design and amenity of the built environment,*
- (h) To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*

(j) *To provide increased opportunity for community participation in environmental planning and assessment.*

The proposed development is not considered to be antipathetic to the above objects, and particularly aligns with aim (c).

4.2 Section 1.7

Section 1.7 of the EP&A Act requires consideration of Part 7 of the *Biodiversity Conservation Act 2016* (BC Act). Part 7 of the BC Act relates to an obligation to determine whether a proposal is likely to significantly affect threatened species. Under Section 7.2 of the BC Act, a development is considered to result in a significant impact in the following assessed circumstances.

Table 2 – Section 7.2 of the BC Act

Test	Assessment
1. it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or	The proposed works are located within a site that has been approved for clearing and is zoned for industrial purposes. This application does not require nor seek approval for any additional clearing of vegetation. The project is therefore unlikely to significantly affect threatened species or ecological communities, or their habitats.
2. the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or	All vegetation on site was recently approved for removal under DA 2024/0049, therefore no further clearing is required under this application. As such, the development will not exceed the biodiversity clearing threshold.
3. it is carried out in a declared area of outstanding biodiversity value.	The project site is not located within a declared area of outstanding biodiversity value

Source: Biodiversity Conservation Act 2016

4.3 Subordinate Legislation

The EP&A Act facilitates the preparation of subordinate legislation, consisting of:

- Environmental Planning Instruments (EPIs) (including State Environmental Planning Policies (SEPP), Local Environmental Plans (LEP), and deemed EPIs; and
- Development Control Plans (DCP).

In relation to the proposed development, the relevant subordinate legislation includes:

- *Cabonne Local Environmental Plan 2012;*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021;* and
- *State Environmental Planning Policy (Resilience and Hazards) 2021;*

The requirements of these are discussed in **Section 4.5** of this Statement.

4.4 Integrated Development

Section 4.46 of the EP&A Act states that development requiring consent and another activity approval is defined as Integrated Development. The proposed development is not classified as Integrated Development as it does not require approval under any of the legislation specified in Section 4.46.

Specifically, it does not require approval under the *Protection of the Environment Operations Act 1997* (the POEO Act) as the existing operations have an existing licence and do not require a new licence. The proposed development is expected to improve operational efficiencies and storage and does not result in any change in the processing capacity of the existing agricultural produce industry (MSM Milling). The proposal is not expected to trigger a variation to the current licence.

4.5 Planning Instruments

4.5.1 LOCAL ENVIRONMENTAL PLAN

4.5.1.1 Introduction

The *Cabonne Local Environmental Plan 2012 (the CLEP 2012)* is the applicable local planning instrument applying to the land.

The proposed development is not antipathetic to the aims of the plan and is specifically consistent with the aims (c)(i), (c)(ii) and (c)(v), namely:

(c) to facilitate and encourage sustainable growth and development that achieves the following—

(i) contributes to continued economic productivity, including agriculture, business, tourism, industry and other employment opportunities,

(ii) allows for the orderly growth of land uses while minimising conflict between land uses within the relevant zone and land uses within adjoining zones,

...

(v) protects, enhances and conserves agricultural land and the contributions that agriculture makes to the regional economy,

4.5.1.2 Mapping

A review mapping via the NSW Planning Portal identifies the following applicable mapped constraints:

Table 3 – Cabonne LEP 2012 Mapping

Constraint	Applicability	Section addressed
Land Application Map	Applies	N/A
Land Zoning Map	E5 Heavy Industrial	Section 4.5.1.3
Lot Size Map	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A
Heritage Map	N/A	N/A

Constraint	Applicability	Section addressed
Flood Planning Land Map	N/A	N/A
Terrestrial Biodiversity Map	N/A	N/A
Groundwater Vulnerability Map	N/A	N/A
Drinking Water Catchment Map	N/A	N/A
Riparian Lands and Watercourses Map	N/A	N/A

The above matters, together with other relevant LEP clauses, are discussed in the following sections.

4.5.1.3 Land Use Zoning

The site is located within Zone E5 Heavy Industrial under clause 2.3 of the CLEP 2012. The current use of the site supports the approved MSM Milling facility, located to the south of Dederang Street.

The existing use of the MSM Milling facility is characterised as an agricultural produce industry, defined as follows in the CLEP 2012:

***Agricultural produce industry** means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.*

Development for the purposes of agricultural produce industries, including works ancillary to the industry, is permitted with consent on the basis that the E5 Land Use Table permits all developments not expressly prohibited in Part 4 of the table. As agricultural produce industries are not prohibited, they are therefore permitted with consent.

The proposed expansion of the existing facility within the E5 zone is permissible with consent on the basis that the proposed structures are either an expansion of the existing land use or they are ordinarily incidental or ancillary to the approved existing agricultural produce industry.

4.5.1.4 Stormwater management

Subsection 6.2(2) provides that the clause applies to all land in residential and employment zones. Where the clause applies, subclause 6.2(3) requires CSC to be satisfied of the matters in subclause 6.2(3) before granting development consent.

The site is located within an employment zone. Accordingly, the proposed development is considered in the context of clause 6.2(3) in **Table 4**.

Table 4 – Stormwater matters

Matters to be Satisfied:	Comment:	
(a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics	The proposed development involves the construction of several new buildings and structures on the site, as well as associated bulk earthworks. The site will have some remaining	✓

Matters to be Satisfied:	Comment:	
	affecting on-site infiltration of water, and	
(b)	includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and	N/A
(c)	avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.	✓

4.5.1.5 Essential Services

Section 6.8 prevents CSC from granting development consent unless it is satisfied that services that are essential for the development (supply of water, electricity, disposal and management of sewage, stormwater drainage or on-site conservation and vehicular access) are available or that adequate arrangements have been made to make them available when required.

It is understood that the site has existing electricity, water, stormwater, and sewerage arrangements that are capable of accommodating the proposed development or can be extended to accommodate the development. The site has existing vehicular access; however the proposed development involves the addition of a new road opening to Dederang Street to facilitate additional vehicular movements to the site (specifically a point of egress for heavy vehicles, and a point of ingress/egress for the proposed car park). At present there are a number of property accesses in this location and the proposal would simply relocate and upgrade these.

4.5.2 STATE ENVIRONMENTAL PLANNING POLICY

4.5.2.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Subsection 4.6 (1) of *State Environmental Planning Policy (Resilience and Hazards) 2021* (the Hazards SEPP) prevents CSC from granting development consent development unless it has considered, among other things, whether the land is contaminated.

A search of the NSW EPA contaminated land record and list of NSW contaminated sites notified to EPA (current as of 9 November 2023) was undertaken for contaminated sites within Manildra on 7 December 2023. No recorded contaminated sites were identified in Manildra.

In the unlikely event that contaminated soils are present within the site, a remediation action plan may be implemented.

The proposed development is located to the west of the existing facilities, and extends onto land historically used for residential purposes, therefore it is unlikely that the land on the proposed site is contaminated. With consideration of the known history of the site, it is considered that further investigation is not required.

The site has recently been the subject of a grant of development consent whereat the relevant provisions of the Hazards SEPP have been considered and the suitability of the site confirmed.

4.5.2.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

Subsection 2.48 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the Infrastructure SEPP) applies to development within 5m of an exposed overhead electricity powerline. The subject site has powerlines running along the northern and southern boundaries of the site; therefore it is expected that referral to Essential Energy will be required.

Subsection 2.99(1) of the Infrastructure SEPP provides that the section applies to development that involves the penetration of ground to a depth of at least two metres below existing ground level within, below, above or within 25 metres of a rail corridor. While the proposed development does involve excavation, the development is located some 50m from the rail corridor. Therefore, this clause does not apply, and referral to UGL with respect to Section 2.99(1) is not required.

4.5.3 DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

There are no deemed environmental planning instruments applying to the site.

4.5.4 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

There are no draft environmental planning instruments applying to the site.

4.5.5 DEVELOPMENT CONTROL PLANS

The Cabonne Development Control Plans do not contain any controls relevant to the site or type of development proposed.

5. IMPACTS, SITE SUITABILITY & THE PUBLIC INTEREST

Pursuant to clause 24 of the EP&A Regulation, this section of the report outlines the environmental impacts of the proposed development and any measures required to protect the environment or lessen the harm to the environment.

The impacts have been identified through an assessment of the proposed development against the provisions of Section 4.15(1)(b) of the EP&A Act and the *Application Requirements* (Department of Planning and Environment 2022).

This section also addresses the consideration at Section 4.15(c) and Section 4.15(e) of the Act that relate to the suitability of the site for the development and the public interest.

5.1 Context and Setting

The proposed development involves the addition of industrial buildings and storage in the vicinity of the existing facilities. While the structures will likely be visible from parts of the Manildra urban area, it is considered

that the additions will appear fitting in the context of the surrounding agricultural/industrial buildings and uses, including the existing facilities of the site, as well as the nearby Manildra Flour Mill. The proposed works are in keeping with the existing industrial nature of the locality and as such are not expected to significantly impact on the local area.

The addition/expansion of the facility provides for the improved and ongoing viability of the development, which is noted to be an employment generator in the town of Manildra.

5.2 Access, Transport and Traffic

During the construction phase, the proposed development will result in additional heavy traffic associated with the delivery of construction materials, storage tanks, and the modular offices, as well as light vehicle traffic associated with construction staff coming and going throughout the construction phase. However, these impacts are considered to be negligible and capable of being managed over the short term construction period in accordance with standard construction management measures, as outlined in **Section 5.15**.

The proposal results in an internal reorganisation and consolidation of existing offices on site in to a single consolidated arrangement. It would not result in an additional employment over and above current levels.

Parking will be provided to cater for staff in a consolidated area and will be designed to achieve the requirements of the relevant Australian Standard for off-street parking. Disabled accessible parking will be provided to satisfy the requirements of the National Construction Code. Parking will exceed on site demand, with approximately 28 spaces being provided; more than ample to cater for the proposed office building floor area of approximately 344 square metres of lettable area (excluding circulation, storage and plant room).

A new property access for light vehicles will be provided for ingress/egress subject to approval from Council as the local roads authority. A second new property egress will be provided for heavy vehicles exiting the site. Heavy vehicles up to A-Double in size will continue to access the site via the existing arrangements from Dederang Street, including being weighed in (as current) using the existing weighbridge. Exiting vehicles will be weighed out on the proposed weighbridge, to be located on the western edge of the site.

5.3 Servicing

As discussed in the LEP assessment above, the site has sufficient access to services, or has the potential for extension or expansion of services to the site.

5.4 Other Land Resources

The proposed development occurs within largely undeveloped land except for the existing two dwellings and associated outbuildings, noting that it is currently zoned for industrial purposes. An application has been approved by Council for the demolition of these buildings to allow for further expansion of the existing MSM Milling agricultural processing industry. As such, the proposed development will not result in any impact on other land resources. The land is not agricultural land and is not impacted by a mining or exploration licences.

5.5 Air and Microclimate

During the construction phase, the proposed development may result in air and microclimate impacts. However, these impacts are considered to be negligible and capable of being managed over the short term construction period in accordance with standard construction practises as outlined in **Section 5.15**.

Once operational, the proposed development will not result in any air and microclimate impacts as new structures are predominantly to be used for storage or administrative matters, and do not result in any change in the processing capacity of the existing agricultural processing industry (MSM Milling).

5.6 Flora and Fauna

The proposed development occurs within predominantly cleared areas of land currently occupied by two dwellings and their ancillary outbuildings. While there is some scattered vegetation across the site, it is noted that recently determined DA 2024/0049 gave consent for the removal of all vegetation from the site. Further consideration of impacts associated with vegetation clearing is therefore not required.

5.7 Waste

During the construction phase, the proposed development would result in waste predominantly associated with packaging material. Packaging and any other waste generated during the construction phase is to be transported to an appropriate waste facility as designated by CSC.

Once operational, the proposed development is not expected to generate any waste impacts as the structures shall primarily be used for secondary storage on the site, and administrative matters. The proposed development will not result in a change in the processing capacity of the existing agricultural produce industry (MSM Milling).

5.8 Noise & Vibration

During the construction phase, the proposed development would result in noise and vibration impacts associated with heavy vehicles delivering the silos to site and operation of construction equipment. However, these impacts are considered to be negligible and capable of being managed over the short term construction period in accordance with standard construction practises. It is also notable that the locality is characterised by industrial activity, which is similar to, and largely indistinguishable from the proposed construction activity.

Once operational, the proposed structures are not expected to result in any significant change to existing levels of noise and vibration impacts, as the structures predominantly comprise office space, meal storage, and oil storage. While the loading of meal trucks and oil tankers may generate some noise, it is consistent with the existing arrangement and unlikely to result in any change to off-site impacts. The proposed development will not result in a change in the processing capacity of the existing agricultural produce industry (MSM Milling).

5.9 Natural Hazards

While there is a minimal amount of land that is mapped within the bushfire prone land mapping, it is noted that the mapped area is located in the far corner of Lot 242 DP750155, distanced approximately 200m from the proposed structures for the site. Further, the recent DA for boundary realignment will ensure that the proposed development is located on a separate lot to the bushfire prone land. With consideration of these matters, it is unlikely that the bushfire mapping will adversely impact on the development.

5.10 Technological Hazards

There are no known technological hazards, such as contamination, affecting the site.

5.11 Safety, Security and Crime Prevention

The guidelines prepared by the NSW Department of Urban Affairs and Planning (DUAP 2001) identify four (4) *Crime Prevention Through Environmental Design* (CPTED) principles to be considered in a Development Application to ensure developments do not create or exacerbate crime risk. The four key principles of the guidelines include surveillance, access control, territorial reinforcement, and space management.

5.12 Social Impact

As defined by the NSW Government Office on Social Policy, social impacts are significant events experienced by people as changes in one or more of the following are experienced:

- peoples' way of life (how they live, work or play and interact with one another on a day-to-day basis);
- their culture (shared beliefs, customs and values); or
- their community (its cohesion, stability, character, services and facilities).

The proposed development would not result in adverse impacts on any of these factors.

5.13 Economic Impact

It is anticipated that the proposed development will consolidate the operational capacity of the approved agricultural processing industry via enhancing the operational efficiency of the development. This in turn ensure the ongoing viability of the business for the benefit of employees and the local community.

5.14 Site Design and Internal Design

The proposed development is conceived to facilitate the efficient use of the site and augments and assists in the growth of an existing business in Manildra.

5.15 Construction Impacts

Construction impacts would be short-lived and manageable. The following standard construction management measures would be implemented to ensure impacts to the locality are minimised:

- Standard construction hours (7 am to 6 pm Monday to Friday and 8 am to 1 pm Saturday and at no times on Public holidays) would be implemented;
- Avoiding dust generating activities during windy and dry conditions; and
- Maintaining all equipment in good working condition such that the construction contractor and site manager ensure the prevention of the release of smoke by construction equipment, which would be in contravention of Section 124 of the *Protection of the Environment Operations Act 1997* and Clause 21 of the *Protection of the Environment Operations (Clean Air) Regulation 2022*.

5.16 Cumulative Impacts

It is not anticipated that the development would result in any cumulative impacts including:

- individual impacts so close in time that the effects of one are not dissipated before the next (time crowded effects);
- individual impacts so close in space that the effects overlap (space crowded effects);
- repetitive, often minor impacts eroding environmental conditions (nibbling effects); or
- different types of disturbances interacting to produce an effect which is greater or different than the sum of the separate effects (synergistic effects).

5.17 The Public Interest

The proposal is unlikely to be in the public interest given the opportunity for the development to generate employment in the local area, and the localised nature of any impacts.

Extensive pre-lodgement community consultation has been completed by MSM Milling, including letter drops, website information, community sessions and informal discussions with residents of Manildra and surrounding districts. General feedback as a result of this exercise has been positive.

6. CONCLUSION

6.1 Suitability of the site

As demonstrated throughout **Section 5** of this report, the proposed development does not result in any adverse impacts for future users of the subject site, adjacent properties, or the locality. In this regard, the development is considered to fit into the locality, the site attributes are considered to be conducive to the development, and as such the development is suitable for the site.

6.2 Conclusion

The development the subject of this application involves the construction of a new meal storage building with an attached boiler room, installation of canola storage tanks, installation of modular offices, installation of the weigh bridge, and the installation of a switchroom and transformer in relation to the approved MSM Milling agricultural processing industry.

The proposed development is permissible with consent in the E5 – Heavy Industry under the Cabonne LEP, is not antipathetic to the zone objectives and is consistent with the development standards of the LEP. The development is unlikely to have any adverse environmental, social or economic impacts on the locality.

In this regard, the subject site is considered to be suitable for the proposed development.

7. REFERENCES

Table 5 – References

NSW Department of Planning & Environment (DPE), n.d. NSW Planning Portal Spatial Viewer. [ONLINE] Available at: https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address
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APPENDIX A

PROJECT DRAWINGS