



STATEMENT OF ENVIROMENTAL EFFECTS

PROPOSAL: Molong Silo Art (Signage)

ADDRESS: Watson Street, Molong

February 2025

DESCRIPTION: Molong Silo Art (Signage)

CLIENT: Grow Molong

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This document has been authorised by

Anthony Daintith (Principal)
Date: 21 February 2025



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1 BACKGROUND

1.1 INTRODUCTION

Grow Molong has engaged Anthony Daintith Town Planning (ADTP) to prepare a Statement of Environmental Effects (SOEE) to support a Development Application, for Molong Silo Art (signage) on the Graincorp Silos, Watson Street Molong.

The purpose of this document is to:

- Describe the existing environment;
- Outline the proposed development;
- Consider relevant statutory matters; and
- Make conclusions and recommendations for Councils consideration.

The development application consists of the following components:

- Statement of Environmental Effects; and
- Development Plans.

1.2 APPLICANT AND OWNER

The applicant is Grow Molong.

The registered owner of the subject land is Grain Corp.

2 SUBJECT LAND

2.1 LOCATION AND TITLE

The subject land is identified Watson Street, Molong. Refer to **Figures 1 & 2** on page 6 & 7, which depicts the site within the locality.

The land title description is Lot 1 Deposited Plan 819896.

2.2 GENERAL SITE DESCRIPTION

Topography

The land slopes gently down to the east.

Vegetation

The site is cleared of vegetation.

Waterways

There are no water courses traversing the site. Molong Creek is located to the east of the subject land.

Buildings

Graincorp Silos.

Access

The subject land gains access off Watson Street.

Photos 1, 2 & 3 shown on pages 7 & 8 provide a visual representation of the property.

Figure 1: Locality Plan

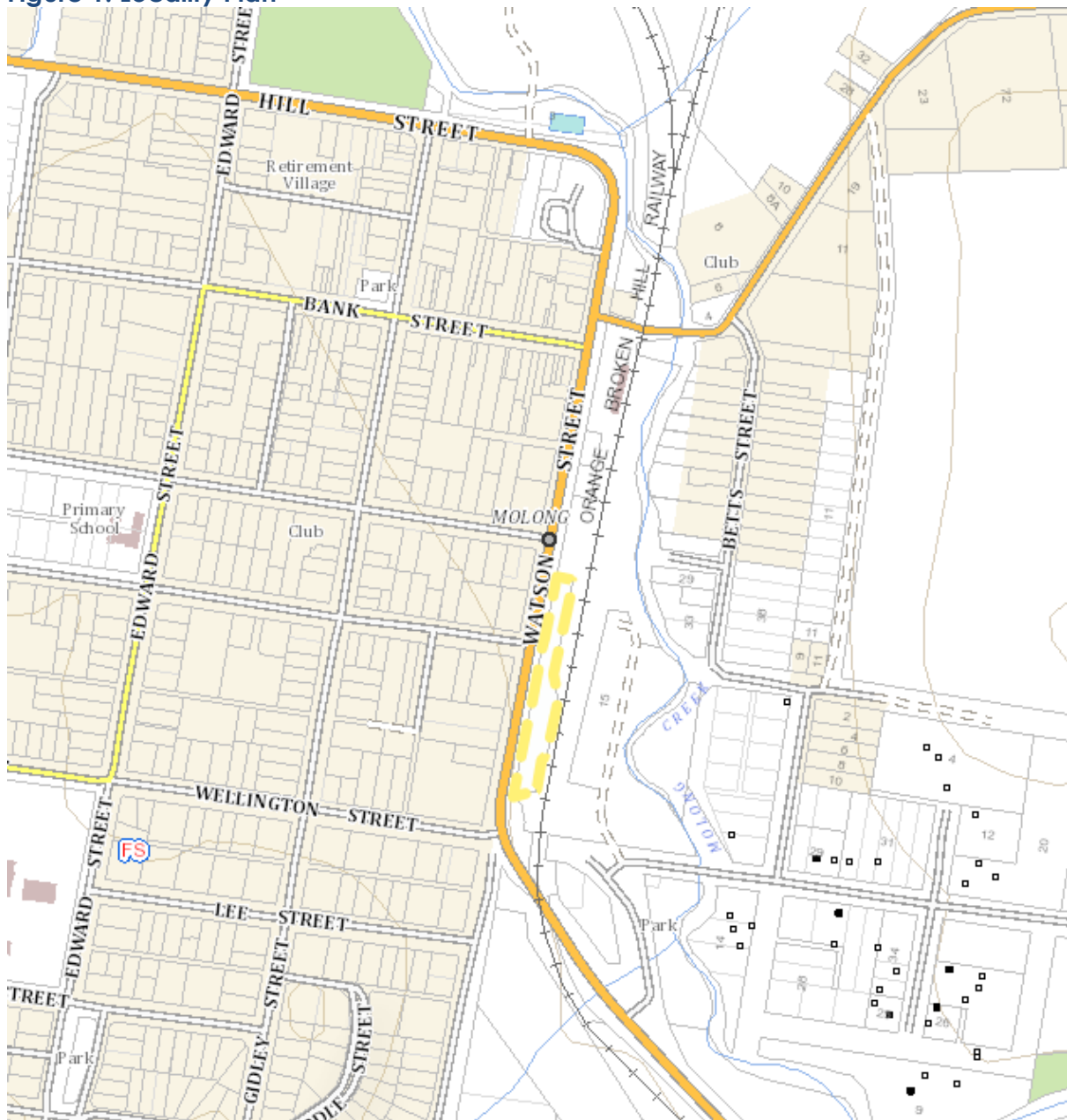


Figure 2: Aerial Photo



Photo 1: Silos (looking south east)



Photo 2: Silos looking north east



Photo 3: Watson Street footpath



4 TOWN PLANNING CONSIDERATIONS

Pursuant to Section 4.15 (formerly Section 79C) of the *Environmental Planning and Assessment Act 1979*, the following matters must be taken into consideration when assessing a development application:

4.15 Evaluation

(cf previous s 79C)

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 instrument, and*
 - (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) *any development control plan, and*
 - (iii a) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
 - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
 - (v) *any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),*

that apply to the land to which the development application relates,

- (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,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

(a)(i) The provisions of any environmental planning instrument

LOCAL ENVIRONMENTAL PLANS

CABONNE LOCAL ENVIRONMENTAL PLAN 2012

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Heliports; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; 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; 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; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Service stations; Sex services premises; Stock and sale yards; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities; Wholesale supplies

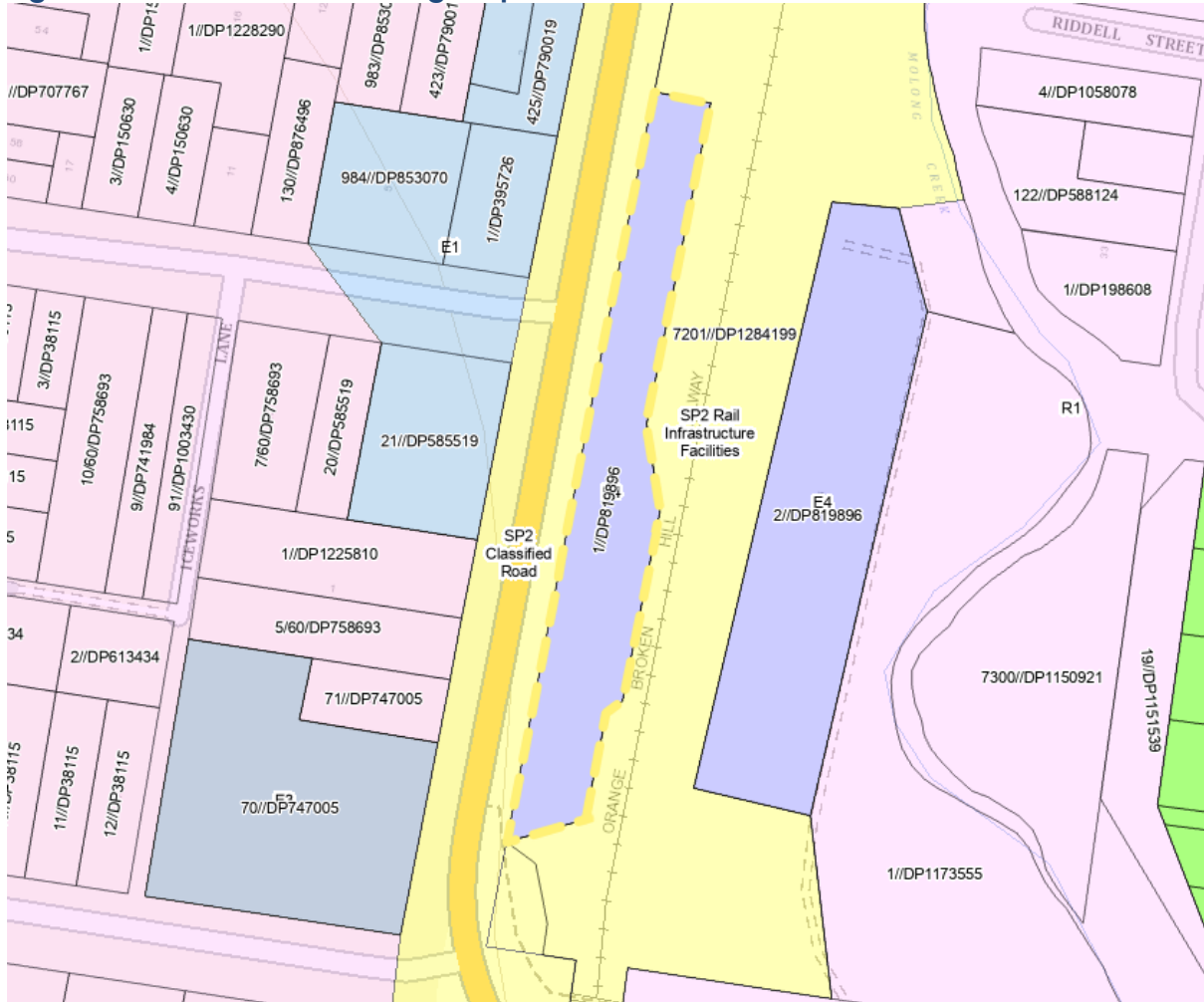
Comments

Follow consultation with Council, the proposal would be best defined as signage.

signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following—

- (a) an advertising structure,
 - (b) a building identification sign,
 - (c) a business identification sign,
- but does not include a traffic sign or traffic control facilities.

Figure 4: Cabonne LEP – Zoning Map



Comment

As detailed throughout this report, the proposed development can generally be shown to be consistent with the intent of the objectives of the zone.

The proposed signage would not hinder the future development of the land for industrial purposes.

6.4 Groundwater vulnerability

(1) The objectives of this clause are as follows:

- (a) to maintain the hydrological functions of key groundwater systems,
- (b) to protect vulnerable groundwater resources from depletion and contamination as a result of development.

(2) This clause applies to land identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map.

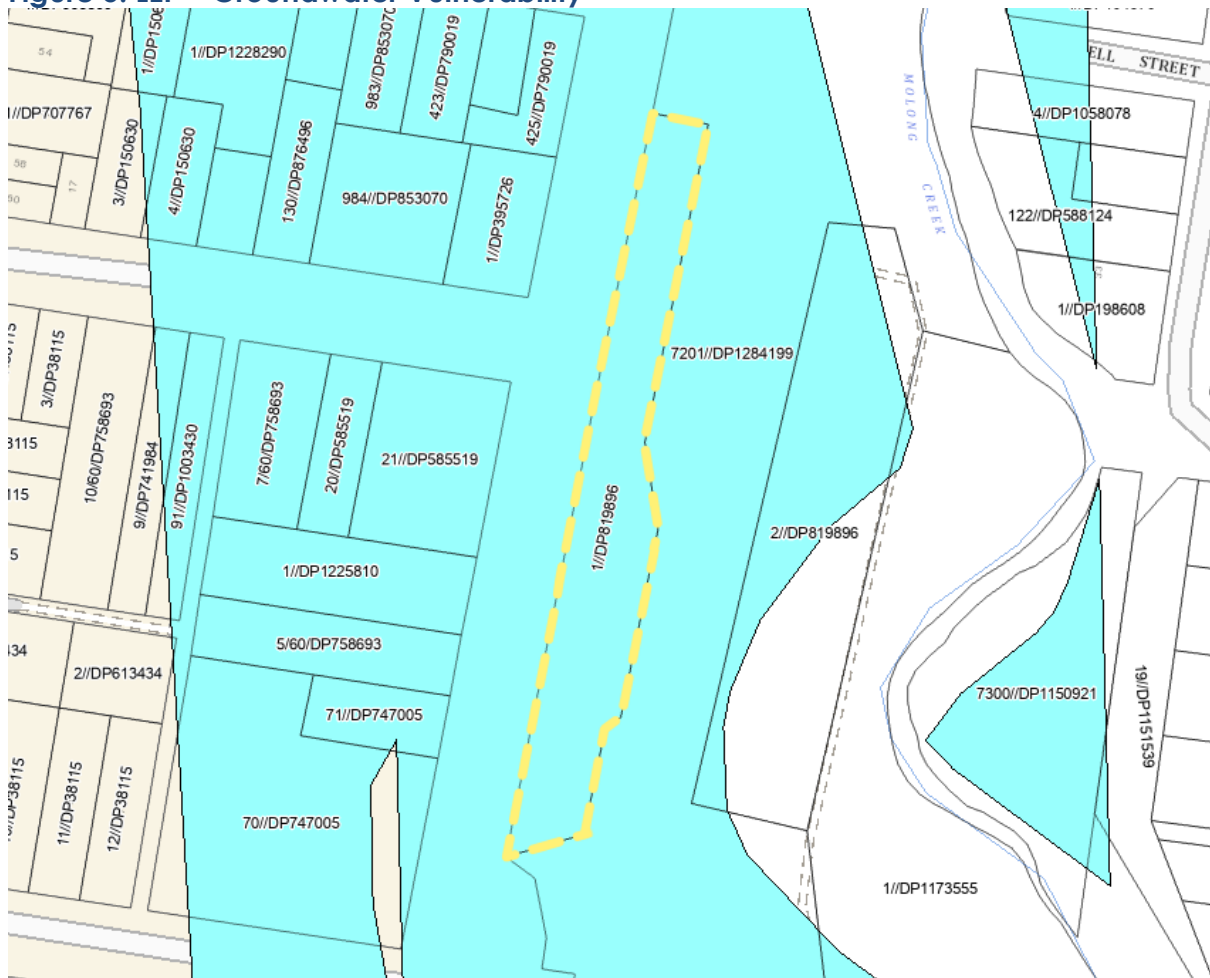
(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following:

- (a) the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),
- (b) any adverse impacts the development may have on groundwater dependent ecosystems,
- (c) the cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),
- (d) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
- (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

Figure 5: LEP – Groundwater Vulnerability



Comments

Very minor ground disturbance is proposed – no negative impact identified.

It is proposed to install 110 panels of pool fencing which will be installed using a post hole borer to 60cm, which covers the viewing area on the council footpath. It is also proposed to plant out the steep slope of the GrainCorp land (which is currently covered in weeds), with prostrate Grevilleas and drycondera seed resulting in some soil disturbance.

6.7 Land affected by karst

- (1) The objective of this clause is to ensure that development, in areas of subsidence risk from karst, matches the underlying geotechnical conditions of the land, is restricted on unsuitable land and does not endanger life or property.
- (2) This clause applies to land identified as "Karst" on the Natural Resource—Karst Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following in relation to the risk of subsidence to the development:

- (a) the development's design and construction methods,*
- (b) the specific geotechnical constraints of the site,*
- (c) waste water and stormwater management and drainage on the site.*

(4) Development consent must not be granted to development on land to which this clause applies unless:

(a) the consent authority is satisfied that:

- (i) the development is designed, sited and will be managed to avoid any subsidence risk or significant adverse impact from subsidence on the development or on the land surrounding the development, or*
- (ii) if that risk or impact cannot be avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that risk or impact, or*
- (iii) if that risk or impact cannot be minimised—the development will be managed to mitigate that risk or impact, and*

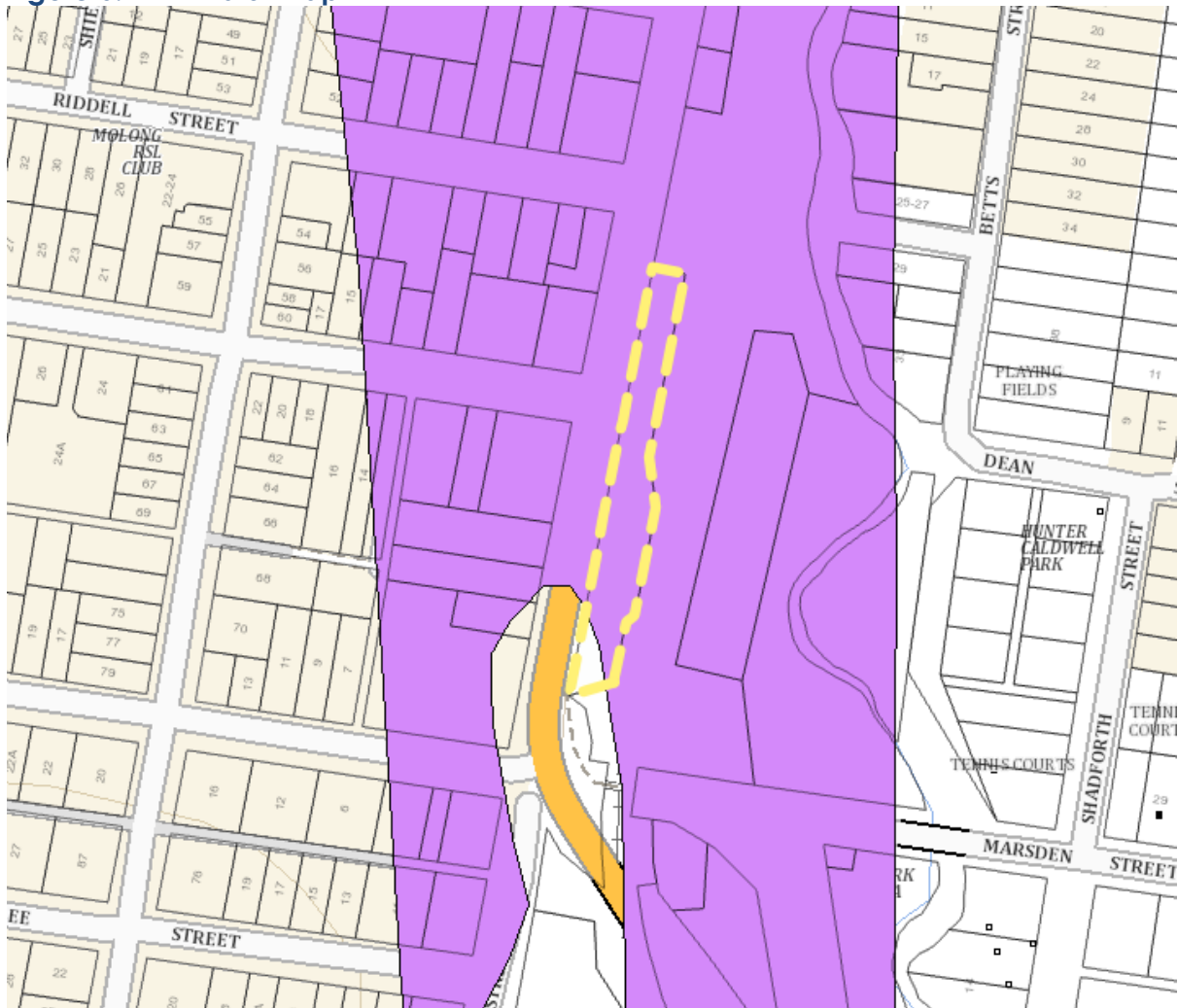
(b) the consent authority is satisfied that the site of the development will have adequate waste water and stormwater management and drainage to ensure that the rate, volume and quality of water runoff is not affected by the development.

Comments

The land as shown in the figure below is mapped on the karst map. Very minor ground disturbance is proposed – no impact identified. No further investigations are considered necessary.

It is proposed to install 110 panels of pool fencing which will be installed using a post hole borer to 60cm, which covers the viewing area on the council footpath. It is also proposed to plant out the steep slope of the GrainCorp land (which is currently covered in weeds), with prostrate Grevilleas and drycondera seed resulting in some soil disturbance.

Figure 6: LEP - Karst Map



6.8 Essential services

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—

- (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 vehicular access.

Comments

No reticulated services are required for the proposed development.

There is an existing access to the site off Watson Street.

STATE ENVIRONMENTAL PLANNING POLICYS

Table 1: SEPPs

SEPP	COMMENTS
SEPP (Housing) 2021	Not applicable
SEPP (Primary Production) 2021	Not applicable
SEPP (Resources and Energy) 2021	Not applicable
SEPP (Resilience and Hazards) 2021	Includes the former SEPP 55 – Remediation of Land. See comment below.
SEPP (Industry and Employment) 2021	See comments below.
SEPP (Transport and Infrastructure) 2021	Not applicable
SEPP (Biodiversity and Conservation) 2021	Not applicable
SEPP (Planning Systems) 2021	Not applicable
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable
SEPP (Precincts – Central River City) 2021	Not applicable
SEPP (Precincts – Western Parkland City) 2021	Not applicable
SEPP (Precincts - Regional) 2021	Not applicable
SEPP (Building Sustainability Index: BASIX)	Not applicable
SEPP 65—Design Quality of Residential Apartment Development	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	Not applicable

SEPP (RESILIENCE AND HAZARDS) 2021

4.6 Contamination and remediation to be considered in determining development application

- (1) *A consent authority must not consent to the carrying out of any development on land unless:*
- (a) *it has considered whether the land is contaminated, and*
 - (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The potential for contamination appears minimal. In terms of potential soil contamination, the subject land has been evaluated for:

- Evidence of previous mining activity;
- Evidence of existing and previous dip sites and other associated infrastructure;
- Evidence of orcharding or any other horticultural activities; and
- Vegetative and other features which could indicate possible soil contamination.

Accordingly, it is recommended that a detailed investigation is not necessary or warranted in this instance.

STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021

Schedule 5 – Assessment Criteria needs to be considered by Council when assessing an application for advertising signage (refer to the development plans for great detail).

1. Character of the area

- *Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?*

Comment

Yes. The proposed signage would be generally consistent with the existing signage in the area. The proposed signage with considered appropriate for the mixed land uses in the area. It is noted that there is similar artwork on the large concrete tank on the entrance to town just to the south of the subject land.

- *Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*

Comment

There is no particular theme for outdoor advertising in the area – the proposed art work will improve the aesthetic appearance of the silos (which has occurred in many rural areas over the past few years).

2. Special areas

- Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?

Comment

No. It is considered the signage would not detract from the amenity or visual quality of the streetscape and heritage conservation area..

3. Views and vistas

- Does the proposal obscure or compromise important views?

Comment

There are no identified views of significance in the surrounding area. The art work is going on existing silos.

- Does the proposal dominate the skyline and reduce the quality of vistas?

Comment

No impact has been identified. The art work is going on existing silos.

- Does the proposal respect the viewing rights of other advertisers?

Comment

Yes – The proposed signage would not adversely impact other advertisers over the approved signage.

4. Streetscape, setting or landscape

- Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?

Comment

Yes. It is considered the proposed signage is of a size and scale appropriate for the streetscape. The artwork is quite large but appropriate to depict rural scenes.

- Does the proposal contribute to the visual interest of the streetscape, setting or landscape?

Comment

Yes – the proposed artwork will improve the visual interest of the silos and streetscape.

- Does the proposal reduce clutter by rationalising and simplifying existing advertising?

Comment

There is no clutter identified.

- Does the proposal screen unsightliness?

Comment

No unsightliness has been identified.

- Does the proposal protrude above buildings, structures or tree canopies in the area or locality?

Comment

No. Will be painted onto the existing silos.

- Does the proposal require ongoing vegetation management?

Comment

GrainCorp will be responsible for weed management. It is proposed to plant out the slope with prostrate Grevilleas and drycondera seed. There will be some initial management whilst this has been established.

5. Site and building

- Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?

Comment

Yes. Whilst the art work is of a significant scale – the point is to cover the drab silos with interesting rural scenes that reflect the local environment.

- Does the proposal respect important features of the site or building, or both?

Comment

Yes.

- Does the proposal show innovation and imagination in its relationship to the site or building, or both?

Comment

The proposed signage is compatible with the site and surrounding developments. It shows innovation and imagination by depicting rural scenes representative of the surrounding rural areas.

6. Associated devices and logos with advertisements and advertising structures

- Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?

Comment

There will be 7 signs at approx. 1200 x 900 (portrait) as interpretive information explaining the local environmental history and current flora & fauna as well as explaining the significance of the artwork. These will be installed on the fence proposed along the existing bitumen footpath.

7. Illumination

- Would illumination result in unacceptable glare?
- Would illumination affect safety for pedestrians, vehicles or aircraft?
- Would illumination detract from the amenity of any residence or other form of accommodation?
- Can the intensity of the illumination be adjusted, if necessary?
- Is the illumination subject to a curfew?

Comment

No illumination is proposed.

8. Safety

- Would the proposal reduce the safety for any public road?

Comment

No significant traffic safety issues have been identified.

Should the travelling public wish to stop and view the sign, there is parking available in the railway station car park on the northern end and Rotary Park on the south side.

- Would the proposal reduce the safety for pedestrians or bicyclists?

Comment

No impact expected. There is an existing pathway along Watson Street.

- Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?

Comment

No sight lines have been identified that would be affected.

The proposed signage is generally consistent with the existing signage, and is assessed as being consistent with the SEPP objectives and satisfies the assessment criteria specified in Schedule 5 of the SEPP.

(a)(ii) Any draft environmental planning instrument

There is no draft state or local planning instruments applicable to this proposal.

(a)(iii) Any development control plan

There is no DCP applicable to this proposal.

(a)(iiia) Any Planning Agreements

There are no known planning agreements affecting the property.

(a)(iv) Any matters prescribed by the regulations:

Division 1 Determination of development applications—the Act, s 4.15(1)(a)(iv)

CLAUSE	COMMENT
61 Additional matters that consent authority must consider	No demolition is proposed. No subdivision orders are applicable. Dark Sky Planning Guideline does not need to be addressed for this proposal. The proposal does not include a manor house or multi dwelling housing (terraces),
62 Consideration of fire safety	Appropriate fire safety measures are proposed and shown on the plans.
63 Considerations for erection of temporary structures	The proposal does not include a temporary structure.
64 Consent authority may require upgrade of buildings	The proposed development has been designed to comply with the BCA.
65 Consideration of conservation plan for development at Sydney Opera House	Not applicable.
66 Contributions plans for certain areas in Sydney—the Act, s 4.16(1)	Not applicable.
67 Modification or surrender of development consent or existing use right—the Act, s 4.17(5)	There is no proposal to modify or surrender a development consent or existing use right.
68 Voluntary surrender of development consent—the Act, s 4.63	There is no proposal to voluntarily surrender a development consent.

(b) The likely impacts of the development:

CONTEXT AND SETTING

The surrounding area is generally characterised by a mix of development including the silos, commercial and some residential development.

The proposal is considered compatible with the surrounding area and will have minimal impact in regard to:

- Impacts on adjacent properties and land uses; and
- Interruptions of important views and vistas.

The proposal is within the context of the locality and Council's current planning provisions.

ACCESS AND TRANSPORT

Access to the site will be via the existing access off Watson Street.

Should the travelling public wish to stop and view the sign, there is parking available in the railway station car park on the northern end and Rotary Park on the south side.

PUBLIC DOMAIN

It is considered that the development will have a negligible impact on the public domain in terms of:

- Public recreational opportunities in the locality;
- Amount, location, design, use and management of public spaces in and around the development; and
- Pedestrian linkages and access between the development and public areas.

UTILITIES & SERVICES

Electricity

Not required.

Telephone

Not required.

Water

Not required.

Sewerage

Not required.

Stormwater

No change.

HERITAGE

There are no listed heritage items on the subject land.

FLORA AND FAUNA

No vegetation removal is considered necessary as a result of the proposed development. It is proposed to control weeds on the site and replant the slope as indicated on the plans.

ENERGY

A BASIX certificate is not required for the proposed development.

NOISE AND VIBRATION

No impact identified.

NATURAL HAZARDS

The subject land would be affected by flooding from Molong Creek. The artwork on the silos will have no impact on flooding. No further investigation is considered necessary.

The land is not mapped as bushfire prone.

POTENTIAL CONTAMINATION

See comments under SEPP Resilience and Hazards.

SAFETY, SECURITY & CRIME PREVENTION

No specific security measures are proposed.

SOCIAL & ECONOMIC IMPACTS IN THE LOCALITY

The likely social and economic impacts of the proposed development are positive to the town with the improved visual impact and potential increase in tourism as part of the “silo art trail”.

CONSTRUCTION

No construction is required.

CUMULATIVE IMPACTS

It is considered there will be no negative cumulative impacts as a result of the proposed development.

(c) Suitability of the site for the development

Does the proposal fit in the locality?

- There are no constraints posed by surrounding subdivision to render the proposal prohibitive;
- The proposal is complimentary to the surrounding land use pattern and zoning;
- It is considered that the proposal will not create any unmanageable access or transport concerns in the locality;
- No impact on public spaces will eventuate as a result of the proposal proceeding;
- No upgrading to services is required;
- There are no issues in relation to air quality and microclimate; and
- There are no identified surrounding hazardous land uses or activities.

Are the site attributes conducive to development?

It is considered that the site is conducive to the development based on the following:

- The site is not affected by any natural hazards (other than flooding which has been addressed);
- There are no heritage considerations;
- There is no known soil characteristics that would render the proposal prohibitive; and
- There are no known flora and fauna considerations that will have an impact on the proposal.

(d) Any submissions

The application may be notified to adjoining neighbours for comment.

(e) The public interest

The proposed development is considered to be only of minor interest to the wider public due to the relatively localised nature of potential impacts. It is believed that by the imposition of appropriate conditions of consent and the safeguards discussed in this report, potential impacts would be modest.

5. CONCLUSION

This report includes an analysis of the existing environment, details of the proposed development and consideration of applicable statutory requirements.

Based upon the investigations of the proposal it can be concluded that:

- The impacts upon or by surrounding development will not be altered significantly as a result of the development proceeding;
- The proposal will improve the visual appearance of the site and the streetscape;
- The topography of the site can accommodate the proposal;
- There will be positive economic impacts for Molong through the potential increase in tourism;
- No change to utilities and services; and
- The proposal is generally consistent with the objectives and provisions of Councils relevant planning documents.

The proposal is considered to be acceptable in terms of Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended) and potential impacts are expected to be minor.

Accordingly, it is recommended that the Development Application be approved subject to appropriate standard conditions.