

### Information to Persons Making a Written Submission to a Development Application

If you wish to lodge a written submission to Council with regard to a Development Application, you are advised that:

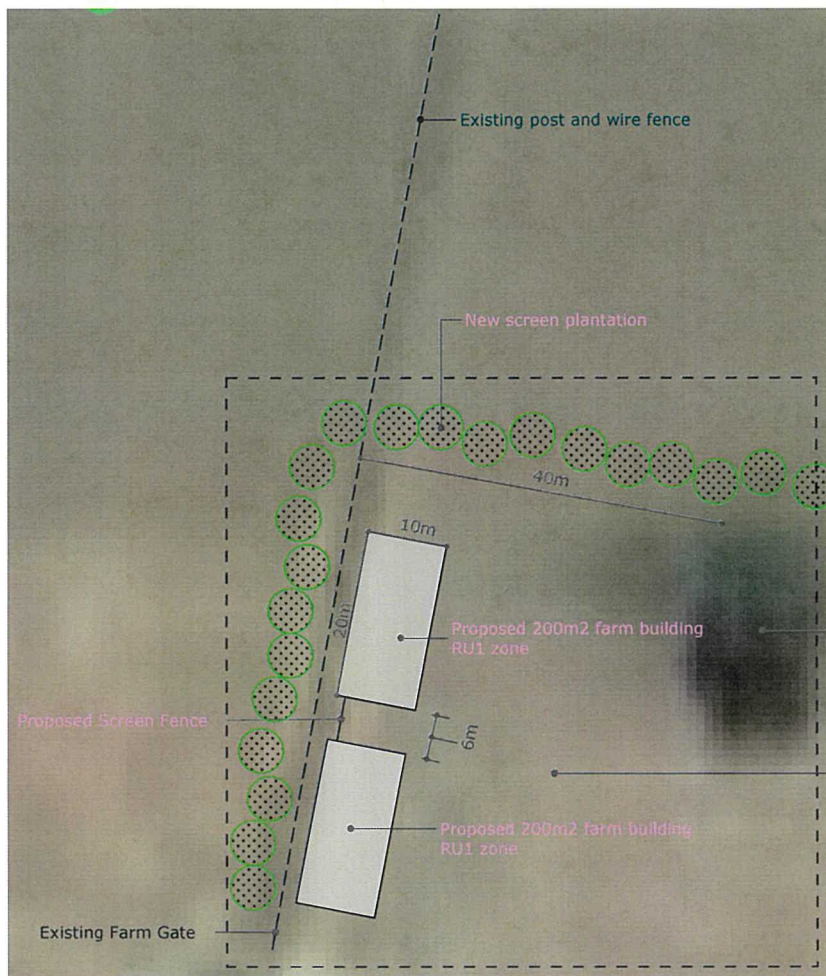
- The substance of written submissions may be included in a report to Council, and that Council is subject to the Government Information (Public Access) Act 2009 (GIPA Act) legislation and that copies of written submissions may be made available to any persons entitled to lodge an application under this legislation. Council advises that any submission you may make will be considered a public document, unless privacy is specifically requested.
- Under section 10.4(5) of the Environmental Planning and Assessment Act 1979 a person who makes a relevant public submission to a Council in relation to a relevant planning application made to the Council is required to disclose the following reportable political donations and gifts (if any) made by the person making the submission or any associate of that person within the period commencing 2 years before the submission is made and ending when the application is determined:
  - a. all reportable political donations made to any local Councillor of that Council.
  - b. all gifts made to any local Councillor or employee of that Council.

A reference in sections 10.4(4) and 10.4(5) of the Act to a reportable political donation made to a 'local Councillor' includes a reference to a donation made at the time the person was a candidate for election to the Council.

More information about the disclosure of a reportable political donation or gift under section 10.4 of the Act may be viewed on Council's website at [www.greaterhume.nsw.gov.au](http://www.greaterhume.nsw.gov.au) or by contacting Council on 6036 0100.

Colin Kane  
**Director Environment and Planning**  
GREATER HUME COUNCIL

Document Name	Version Number	Date of Issue	Review Date
EAP – Submissions to Development Application – Information Handout	1.0.2	9 July 2021	As Required



## Description Notes:

The proposed work zone is an area required to construct small transportable buildings. These are not permanent structures. These buildings are designed and built as a whole or in part then transported to their final destination off site.

The proposed 200m<sup>2</sup> farm buildings are of a permanent nature and will house the support plant and equipment used to farm the 47 acres.

In addition to the farming equipment they may house from time to time the loose building materials required to construct the transportable buildings.

Further improvements will be the proposed screen fencing and plantings to obscure the zone from main road and neighboring vista.

## Detail A



## Proposed Business Zone

# Statement of Environmental Effects



Submission date: 28 August 2022, 1:37PM

Receipt number: SEEWEB108

Related form version: 5

## Application Details

Applicant's Name:	Jarin Park Pty Ltd
Applicant's Email:	info@virtualmodular.com.au
Lot:	9
DP:	253097
Assessment No:	13840
Street Name:	894 Coach Road
Town/Village/Area:	Culcairn

## Description of the Development

Should include where applicable physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc.

This proposal is to allow an area of the subject property to be used as a business zone for the purpose of producing a product that is then removed/delivered to the final destination off site. The proposed business zone is an area required to construct small transportable buildings. These are not permanent structures. These buildings are designed and built as a whole or in part then transported to their final destination off site.

The proposed 200m<sup>2</sup> farm buildings are of a permanent nature and will house the support plant and equipment used to farm the 47 acres.

In addition to the farming equipment they may house from time to time the loose building materials required to construct the transportable buildings.

Further improvements will be the proposed screen fencing and plantings to obscure the zone from main road and neighboring vista.

## Description of the Site

Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.

The vacant 47 acre site consists open grazing paddocks which slope approximately 20m in height from the rear to the roadway. There is two electrical power lines running across the property. One high voltage transmission line and one domestic line. There are two waterways running down both the side boundaries. There is a grove of trees also adjacent to the left side boundary and creek.

The proposed building zone will be sited behind two x 200m<sup>2</sup> proposed farm buildings and proposed screen fencing and planting to obscure the zone from main road and neighboring vistas.

## Context and Setting

Will the development:

Be visually prominent in the surrounding area?: **Yes**

Be inconsistent with the existing streetscape or Council's setback policies?: **No**

Be out of character with the surrounding area?: **No**

Comments

## Access/Traffic and Utilities

(Note 1 dwelling = approximately. 10 vehicle movements per day)

Is legal and practical access available to the development?:

**Yes**

Will development increase local traffic movements / volumes? If yes, by how much?: **Yes**

Are additional access points to road network required?: **No**

Has vehicle manoeuvring and onsite parking been addressed in the design? (Commercial / Industrial / Multi Res / Public Buildings only): **Yes**

Are power, water, electricity, sewer and telecommunications services readily available to the site?: **Yes**

Comments

**Minimal additional traffic movements (approximatley 10 vehicle movements per day) would be required to service the proposed application.**

## Environmental Impacts

Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?: **No**

Does the development have the potential to result in any form of water pollution (e.g. sediment run-off)?: **No**

Will the development have any noise impacts above background noise levels (e.g. swimming pool pumps)?: **Yes**

Does the development involve any significant excavation or filling?:

Could the development involve any significant excavation or filling?:

Is there any likelihood in the development resulting in soil contamination?:

Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)?:

Is the development likely to disturb any aboriginal artefacts or relics?:

Comments

**There would be minor noise impact of construction nature. The proposed zone has been chosen to mitigate any noise emitted by way of distance to neighboring proerties and screening by way of existing dam embankments and proposed farm building, screen fencing and planting.**

## Flora and Fauna Impacts

For further information on threatened species, see

Will the development result in the removal of any native vegetation from the site?: **No**

Is the development likely to have any impact on threatened species or native habitat?: **No**

Comments

## Natural Hazards

Is the development site subect to any of the following natural hazards; (Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated).

Bushfire Prone?: **No**

Landslip?: **No**

Flooding?: **No**

Comments

## Waste Disposal

How will effluent be disposal of?

**Onsite**

Will liquid trade waste be discharged to Council's sewer?

**No**

How will stormwater (from roof and hard standing) be disposed of?

**Other (provide details)**

Comments

**Storm water would be harvested via rainwater collection holding tanks and reused for rural farming purposes. Any overflow would be dispersed to natural runoff or farm dams.**

## Social and Economic Impacts

Will the proposal have any economic consequences in the area?: **Yes**

Will the proposal affect the amenity of surrounding residences by overshadowing / loss of privacy / increased noise or vibration?: **No**

Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?: **No**

Comments

**Economic consequences for the area and surrounding communities will benefit from requirements to support the business. The majority of the business income is derived from other LCA and then the economic requirements of the purchasing of materials, utilities and labour prodominantly come from within the Greater Hume districts.**

## Operational and Management Details

Upload information - documents, photos and other information (Please note - The total size of all documents, photos and other information can NOT be more than 6MB. Please check your document size. Alternatively you can send additional documents, photos and other information to [mail@greaterhume.nsw.gov.au](mailto:mail@greaterhume.nsw.gov.au) quoting the SEEWEB Number.)

**Operation and Mangement Statement.pdf**

## Applicant's Signature

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Date

28/08/2022