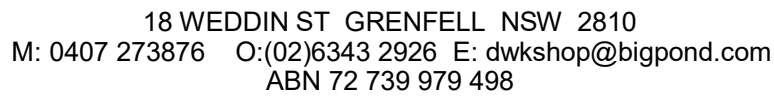
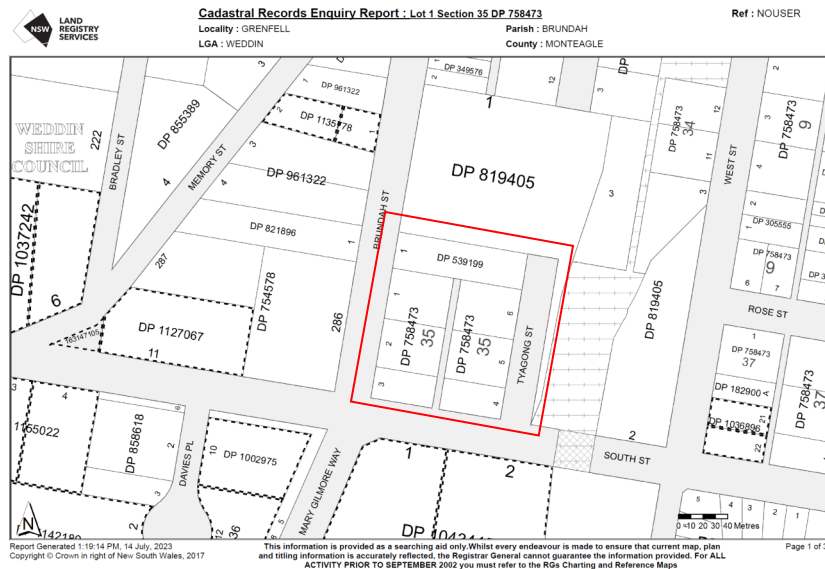


◆◆◆



DP758473



1.Summary

Andys Design and Drafting has been engaged to prepare a Statement of Environmental Effects for Council regarding Planning considerations and BCA matters of the proposed development.

2.Description of Property and Adjoining properties :

The proposed development is located in

E4 - General Industrial: (pub. 24-2-2023)

Present use is Land which is has established approved structures

This statement deals only with proposed addition to Shed Awning as per plans presented.

No contamination Investigation has taken place to the knowledge of this office
To Owners knowledge no known reason for land to be contaminated is known

3.Description of proposal

1. Construction of Addition to shed for Class 8 use (Factory/workshop)

Extension for storage of Product (bagged Grain produce) Addition to provide additional shelter/all-weather protection. (\$40,000 estimate)

2. Relocation of Silos from approved (DA 43/2016) location (not executed) to new location. (\$10,000)

3. Construction of refurbished weighbridge to replace existing. (\$15,000)

4. Removal of existing weighbridge (\$15,000)

4.Site Constraints

Proposed construction is within all boundaries of land under this title and Land zoning requirements

5.Landscaping

Landscaping as per plans and Council requirements

6.Deliveries

Delivery and pickup to Site

7.Waste and Hazardous Materials

Storage or disposal of such materials is in keeping with Local, state and Federal requirements.

8.Traffic Management

Construction phase:

Signage for parking and traffic movement during construction phase to be supplied by builder
This area is not frequented by a pedestrian presence or public transport

Permanent Vehicle Movement:

All vehicles are able to enter and leave in a forward direction.
No Vehicle parking is proposed on street

9.Policy Compliance

Compliance with all relevant provisions contained in
State Environmental Planning policies, Local environmental Plan and Development Control Plans,
Building Code Local and National to the Owners knowledge will be made.
A Variation application to any policy if required will be made

10.Noise

Noise issues for this proposal

Normal movement and noise expected after completion
Hours of Construction operation being with daylight hours

11.Heritage

No heritage issues are known for the site

12.Site Management for Construction

Compliance with all state, local and national requirements will be made
On site storage of materials and of waste is available

Traffic management plan will be provided by a suitably qualified person/s if required
Signage for site will be provided to comply with a relevant consenting authorities

Dust control , detention fences and disposal of waste measures information will be provided by the relevant contractor

Hours of Construction

Monday to Friday 7 am to 7 pm
Saturday 8 am to 4 pm
Sunday 9 am to 4 pm

13.Materials/Colours

Roof– Steel Custom Orb– Match Existing
Walls– Cladding—Steel – Low to non reflective– Match Existing

14.Operating Hours

No change to current approved operating Hours

15.Staff

No change to current approved staff numbers

16.Customers

Development does not affect or alter customer numbers

17.Traffic Movement

Development does not affect current or future traffic movement

Development meets requirements (where applicable) for

Weddin Local Environmental Plan 2011
Weddin DCP (current)
NCC —Current

Additional information:

- 1. Application form should include all allotments which are the subject of the development application;
[Plans and portal updated- New application started. Unable to edit existing \(not lodged\)](#)
- 2. Application form should include all proposed works (currently only refers to additions to shed)
[Plans and portal updated](#)
- 3. The site plan should be updated to reflect the location of the various allotments and the unformed lane-way and clearly show the proposed location of all structures in relation to boundaries;
[Plans updated](#)
- 4. Details of shipping container, silos and weighbridge to be provided including elevations plans;
[Plans updated](#)
- 5. Proposed vehicle movements to be shown on site plan
[Plan updated Prime mover/semi-trailer \(19m\)](#)
- 6. Owners consent form required
[Form Supplied](#)
- 7. The cost of the proposed development appears to be underestimated. A detailed breakdown of cost associated with the proposed development must be provided

1. Addition to shed	\$40,000		
2. Silos	\$15,000		
3. Weighbridge work	\$30,000	\$80,000	Refer Item 3

- 8. The site plan indicates the relocation of the silos from Lot 1 DP 819405 to Lot 1 – 6 Sec 35 DP 758473. The silos are currently not located on Lot 1 and therefore the plans should be amended to remove reference to relocation.

[Clarified that silo location was approved in 2016 \(not executed\)](#)
[Approval being sort is modification of location](#)

- 9.SEE to describe the use of the shed extension..

[Refer Item 3](#)