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URBIS

NARROMINE SEED PROCESSING FACILITY

Statement of Environmental
Effects

Prepared for
ENGINE ROOM
21 November 2024

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Adrian Vilella
Associate Director	Vijay Prabhu
Consultant	Rachael Helsham
Project Code	P0047379
Report Number	FINAL



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

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1. INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Urbis Pty Ltd on behalf of GenTech (the Applicant) in support of a Development Application (DA) for upgrades to an existing seed processing facility at 323 The McGrane Way, Narromine NSW 2821.

The DA seeks consent from Narromine Council for:

- The upgrade of the existing seed processing facility including
 - Building alterations and additions to warehouse 3 – vertical towers through the roof
 - Installation of a new packaging line in warehouse 3, including pneumatic conveying systems and dust control
 - Erection of new blower room connected to warehouse 4 including external ancillary equipment.
 - Installation of bulk seed conveyors to bring bulk seed into the plant via drag conveyors, including exterior conveyor trusses/bridges and support towers.
 - Upgrades to the fire suppression system including external water tanks and lead in connections
 - New hardstand areas
 - Erection of additional silos
 - New pad mount transformer along the western boundary

The proposed works have an estimated cost of 16,771,649.40 inc. GST and development consent is sought in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The SEE:

- describes the site and proposed development,
- provides an assessment of the proposal against the relevant matters for consideration under section 4.15 of the EP&A Act 1979,
- explains the likely impacts of the proposed development on the natural and built environment, and
- outlines how these impacts are proposed to be reduced or mitigated.

The SEE should be read together with the architectural plans and supporting documentation submitted with the DA under separate cover as follows.

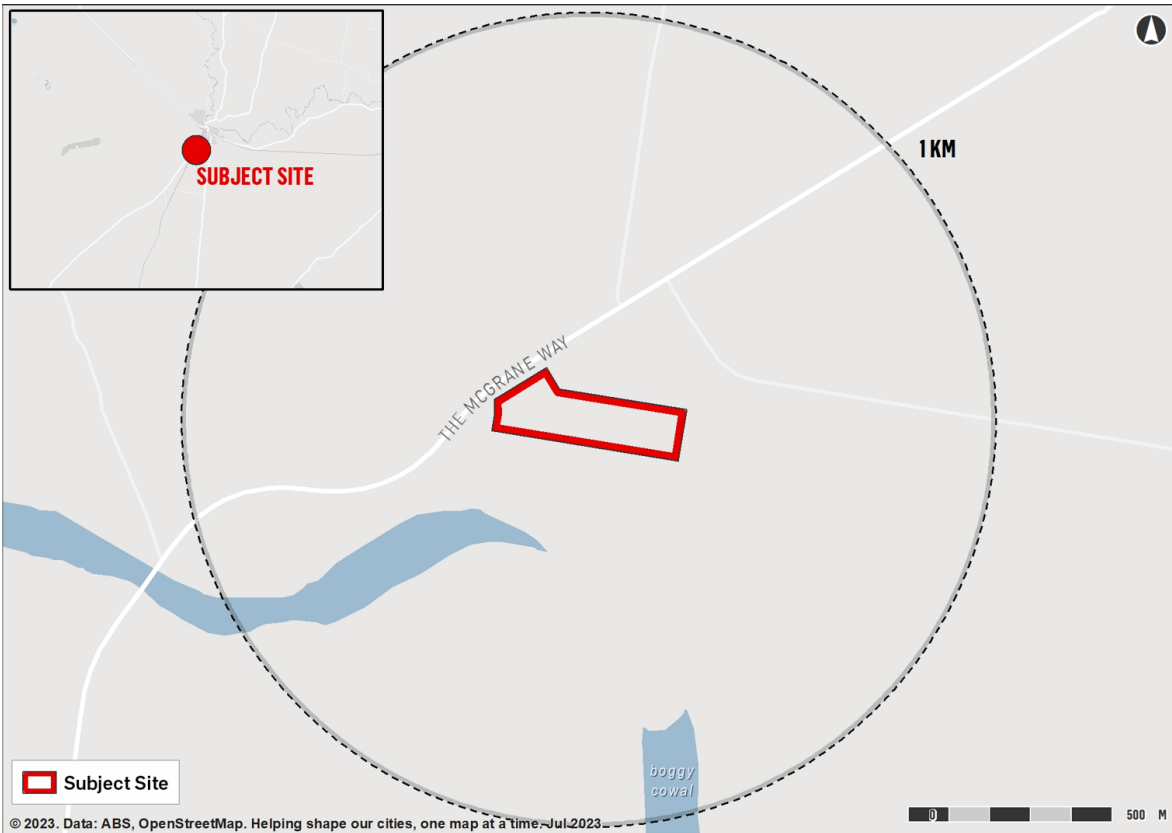
Table 1 Supporting Documentation

Title	Prepared By
Survey Plan	Premise
Quantity Surveyor Cost Report/EDC Report	MBM
Architectural Plans	Taylor Ellis
Noise Impact Assessment	Floth
Construction and Demolition Waste Management Plan	Elephants Foot
Concept Fire Safety Strategy	Warrington Fire Australia
BCA Report	Steve Watson and Partners
Geotechnical Investigation	Macquarie Geotech
Erosions and Sediment Control Plan	BG&E

2. SITE ANALYSIS

2.1. SITE LOCATION

Figure 1 Regional Context Map



2.2. SITE DESCRIPTION

The key features of the site are summarised in the following table

Table 2 Site Description

Site Characteristic	Description
Legal Description (Title Particulars)	Lot 1 in DP868195
Number of existing lots	1 – noting lot boundary readjustment is sought along the western boundary to accommodate the new blower room and machinery. Both lots are owned by Philip Yates Family Holdings Pty Ltd.
Site Ownership	The site is currently owned by Philip Yates Family Holdings Pty Ltd.
Title Encumbrances (Easements etc.)	The site is not burdened by any easements or restrictions
Zoning	RU1 Primary Production
Existing Use / Structures	The site is currently used as an agricultural produce industry (Seed processing facility) with warehouse buildings and grain silos on the site.
Site Area	Approximately 6ha
Site Dimensions	The site is an irregular shape with the southern boundary being approximately 465m and the eastern boundary being approximately 130m

Site Characteristic	Description
Topography	The site is flat
Vegetation	There is no significant vegetation on the site. There is some landscaping to the boundary to The McGrane Way.
Hydrology	Blackwater Cowl is located approximately 150m to the south of the site.
Flooding/Overland Flow	The site is identified to being between the flood planning area and probable maximum flood.
Heritage	The site is not identified as containing any items of heritage significance, nor is it within a heritage conservation area
Bushfire	The site is not identified as being bushfire prone land
Vehicular/Site Access	The site is accessed via The McGrane Way to the western boundary.
Locality	<p>The site is surrounded by other agricultural land uses such as crops, grazing and other grain storage facilities. To the south of the site is Blackwater Cowl. To the west of the site is a rail line.</p> <p>The site has access to the McGrane Way that connects to the Mitchell Highway. The rail line to the west of the site is used for both commercial transport and industrial transport.</p>

Figure 2 Aerial Photograph



Photographs of the existing development and surrounding context are provided below.

Figure 3 The site from The McGrane Way



Source: Google Maps

Figure 4 Warehouse 2, 3 and 4 from The McGrane Way



Source: Google Maps

3. BACKGROUND

3.1. PROJECT BACKGROUND

3.2. PLANNING HISTORY

Table 3 Planning History

Previous Applications	Description/Key Issues
DA 40/2000 (CC48/2000)	Construction of warehouse (Warehouse 3)
DA 148/2005	Construction of industrial storage shed
DA 156/2005	Construction of warehouse
DA 86/2012	Erection of 6 x 120t silos and 4 x 15t silos
DA 39/2013	Erection of shed including 1 Hay shed, 1 undercover patio and 1 machinery storage shed (Skillion)

As shown in the table above, a number of development applications have been made for the site for various buildings. The applications listed above does not include the original development application that applies to the land, rather subsequent application for additions to the already established site.

3.3. PRE-LODGEEMENT DISCUSSIONS

A Pre-lodgement meeting was held with Narromine Council on 7 September 2023. The pre-lodgement meeting notes identified some key items which are addressed in the table below.

Table 4 Pre-Lodgement Meeting 7 September 2023

Key Issue	Response
Need to consider fire safety. What will the tower fire safety measures be?	A concept fire safety upgrade report has been prepared to provide information regarding the planned fire upgrades. This is discussed further below.
The application will need to be supported by BCA report and gap analysis – what level of compliance will be required? This will be discussed with the specialist consultant (Keen) who are procuring the equipment.	A BCA report has been prepared as part of the development application. A number of performance solutions have been recommended to meet the requirements of the BCA.
Investigations into extending town gas to site and what is required to increase electricity supply to site.	Gas is not required for the power upgrades to the site. Therefore, no investigations into the gas connection have been undertaken.
Traffic and Transport	
Council noted that if there are proposed changes to trucks or movements to and from the site, there has been a recent change to the road speed limit which may be of benefit to us.	No proposed changes to truck movements to and from the site.
Other matters raised by Council	
There is a Council bore water asset adjacent to the site – Need to consider any impacts to that asset if services are extended such as gas or electricity.	No impact is expected on the Council asset.
Need to look into Narromine aerodrome referral for 16m tower height. Project unlikely to impact it but need to tick this one off.	A review of the OLS shows an inner horizontal surface limit of RL 281.5. The proposal does not protrude into the OLS.

Key Issue	Response
Design	
Stormwater – need to confirm the strategy. Is it stored or diverted.	Civil plans have been prepared to show stormwater management for the additional roof area.
Plans need to clearly show all existing buildings and what is being proposed.	Noted – the Architectural Plans prepared by Taylor Ellis show all buildings on the site and what is to be included in the DA.
What will the noise impacts of the proposed machinery be? This will be confirmed once machinery is locked in. We can prepare a worst-case assessment for noise impacts. There are no residential receivers adjacent to the site.	An Acoustic Report has been prepared by Floth. It has assessed the 'worst case scenario' for the type of machinery to be installed.

4. DEVELOPMENT DESCRIPTION

4.1. KEY ELEMENTS

The key elements of the proposed development are summarised in the table below. Reference should be made to the accompanying architectural plans and supporting documentation for further detail.

Table 5 Summary of Proposal

Key Element	Proposal
Development Types (Land Use)	The application seeks to upgrade parts of the existing site. It will remain as an agricultural processing facility under the LEP.
Description of Development	<p>Installation of a new seed treater and dryer in an existing warehouse building, to include chemical storage, pneumatic conveying systems, dust control including:</p> <ul style="list-style-type: none"> ▪ Building alterations and additions to warehouse 3 – vertical towers through the roof ▪ Installation of a new packaging line in warehouse 3, including pneumatic conveying systems and dust control ▪ Erection of new blower room connected to warehouse 4 including external ancillary equipment. ▪ Installation of bulk seed conveyors to bring bulk seed into the plant via drag conveyors, including exterior conveyor trusses/bridges and support towers. ▪ Upgrades to the fire suppression system including external water tanks and lead in connections ▪ New hardstand areas ▪ Erection of additional silos ▪ Installation of new pad mount transformer to the western boundary <p>Figures 4 – 6 provide further details below.</p>
Site Preparation	
Earthworks/Excavation	Minor earthworks are proposed to accommodate the footings for the machinery to be installed on site. In addition, footing for the water tanks are also proposed. These earthworks are minor in nature.
Stormwater / drainage	New stormwater systems are proposed to be included on the new roof area which is to the west of the site. This includes a pipe system to divert stormwater to the existing stormwater system of site.
Remediation	<p>The site is not considered significantly contaminated according the 10.7 certificate dated 12 July 2023. Additionally, the proposal does not include significant excavation, therefore remediation is not required.</p> <p>A Geotechnical Report has been prepared as part of this development application. Contamination testing was undertaken as part of the report. No areas of potential contamination were found. However, potential acid sulfate soils were confirmed. Further testing is required to determine if they are acid sulfate soils.</p>
Infrastructure	
Substation	A new pad mount substation is proposed to ensure that the upgrade works including the fire safety upgrades are adequately serviced. The substation will be located along the western boundary to the McGrane Way
Built Form & Design	

Key Element	Proposal
Building height	<p>The larger proposed tower extension has a maximum height of 16.598m above ground level. The existing roof of warehouse 3 will remain at a maximum height of 8.450m.</p> <p>The smaller tower will sit approximately 11m above ground level.</p>
Number of Storeys	The proposed vertical building extension will have two additional levels above ground floor. These areas are non-habitable spaces which are for maintenance access to the equipment.
Gross floor area	A minor increase in GFA from the new blower room off warehouse 4
Floor space ratio	N/A
Front setback	Warehouse 2 will maintain a 6.03m setback to the front boundary
Materials and Finishes	The materials and colours palette adopted seeks to implement a similar colour palette to the existing buildings and surrounding equipment. The proposed vertical building extensions will have like for like materials and finishes to the existing buildings on site.
Access and Parking	
Vehicle access	No changes to access and parking is proposed.
Landscaping and Public Domain	
Number of trees to be impacted by the proposed works	No trees are proposed to be removed as part of this DA.
Subdivision	
Number of Lots	The proposal seeks consent for a boundary realignment between Lots 1 in DP 868195 (the site) and Lot 3 in DP 868195. The figure 12 below shows the area to be included in Lot 1. Noting that Philip Yates Family Holdings Pty Ltd own both lots subject to the adjustment.
Easements	No easements are existing on the site. However, a council asset is adjacent to the site on the western boundary.

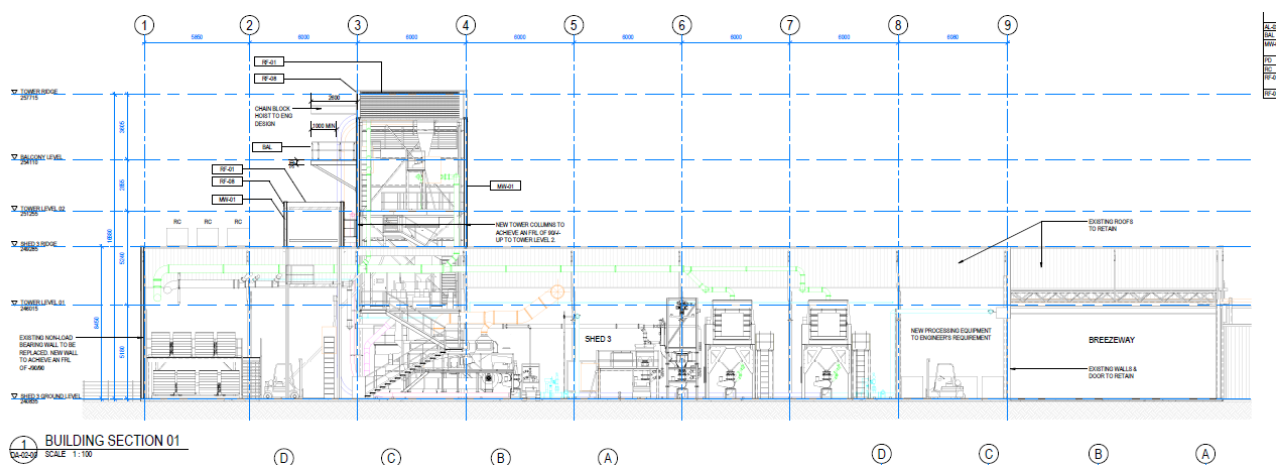
Figure 5 Site Plan



Source: Taylor Ellis

[illegible]

Figure 7 Warehouse 3 Section



10 DEVELOPMENT DESCRIPTION

5. PLANNING ASSESSMENT

5.1. INFRASTRUCTURE CONTRIBUTIONS

Table 6 Relevant Contributions

Contributions	Calculation
Housing and Productivity Contribution	N/A
Narromine Council S.7.11	N/A
Narromine Council S.7.12	All development valued in excess of \$500,000 – 1.0%

5.2. \$4.15 EVALUATION

The following sections address the relevant matters for consideration under section 4.15(1) of the EP&A Act 1979.

5.2.1. State Environmental Planning Policies

The following table assesses the compliance of the proposal in accordance with the relevant SEPPs.

Table 7 State Environmental Planning Policies – Consistency Assessment

SEPP	Consistency
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	<p><i>The State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) outlines provisions which relate to contaminated land. Under clause 4.6 of the SEPP, Council must consider the following:</i></p> <ul style="list-style-type: none"> <i>a. it has considered whether the land is contaminated, and</i> <i>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</i> <i>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.</i> <p>The 10.7 certificate obtained for the site noted that the site is not listed as significantly contaminated site. The proposed upgrades do not include significant excavation; therefore, it is unlikely that any potential contaminated land will be disturbed. Minor soil removal will be required to accommodate the new hardstand areas and the footings for the new equipment.</p> <p>A Geotechnical Investigation was undertaken as part of this development application. The Geotechnical Investigation also undertook contamination testing. The results showed that the site does not contain any areas of potential concern above the threshold criteria.</p>
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	<p>The proposed upgrades and subsequent operation are not considered traffic generating development, therefore the Transport and infrastructure SEPP does not apply. Additionally, the site front onto a classified road, however, no changes to the existing vehicle crossover is proposed.</p>
<i>Environmental Planning and Assessment Regulations 2021 (EP&A Regulations 2021)</i>	<p>Schedule 3 Part 2 of the EP&A Regulations outlines the triggers for designated development. Section 3 Agricultural produce processing facilities outlines the following.</p>

SEPP	Consistency
Schedule 3 Part 2 – Designated Development	<p>(1) <i>Development for the purposes of an agricultural processing facility is designated development if the facility—</i></p> <p>(a) <i>involves crushing, juicing, grinding, ginning, milling, separating, washing, sorting, coating, rolling, pressing, steaming, flaking, combing, homogenising and pasteurising more than 30,000 tonnes of agricultural produce per year, or</i></p> <p>(b) <i>releases effluent, sludge or other waste—</i></p> <p>(i) <i>in or within 100 metres of a natural waterbody or wetland, or</i></p> <p>(ii) <i>in an area of high watertable, highly permeable soils or acid sulfate, sodic or saline soils.</i></p> <p>The site currently produces around 10,000t of seed annually. This has been confirmed by GenTech the current operator of the site. The proposed upgrades as part of the development application will not increase the amount of produce above 30,000t. Additionally, the site does not discharge effluent, sludge or other waste. Therefore, the use is not considered designated development for the purposes of an agricultural produce processing facility.</p>

Based on the above, it is considered the proposal is consistent with the relevant SEPP provisions.

5.2.2. Narromine Local Environmental Plan 2011

Narromine Local Environmental Plan 2011 (the LEP) is the principal planning instrument that applies to the site and the development.

The following table assesses the compliance of the proposed development with other relevant clauses in the LEP.

Table 8 LEP Compliance Table

Clause	Consistency
2.1 Land Use Zones	<p>The proposed development is defined as agricultural processing facility (rural industry) and is permissible within the RU1 zone. The proposed development is consistent with the relevant objectives of the RU1 zone.</p> <ul style="list-style-type: none"> ▪ To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. ▪ To encourage diversity in primary industry enterprises and systems appropriate for the area. ▪ To minimise the fragmentation and alienation of resource lands. ▪ To minimise conflict between land uses within this zone and land uses within adjoining zones.
2.6 Subdivision	<p>Consent is not sought for subdivision, however consent is sought for a minor lot boundary realignment. The lots affected are both owned by Philip Yates Family Holdings Pty Ltd. It is expected that a condition of consent will be applied to ensure the lot boundary is adjusted prior to the issuing of the occupation certificate.</p>
2.7 Demolition	<p>Minor demolition works are sought to accommodate the vertical building extensions and new openings for roller doors. These are not expected to generate significant amounts of waste. A waste management plan has been prepared to manage this waste.</p>
4.1 Minimum lot size	<p>The site is approximately 6ha. Boundary readjustment is proposed as part of this development application. Although the minimum lot size for the site is 400ha, Clause 4.2E of the LEP allows for smaller lots within RU1 zoned land to be subdivided/adjusted if the zone objectives can still be met.</p>
4.2E Boundary adjustment in certain rural and conservation zones	<p>The proposal seeks a minor boundary readjustment to accommodate the new blower room and equipment to the west of warehouse 4. Under</p>

Clause	Consistency
<p>(a) the subdivision will not create additional lots or the opportunity for additional dwellings, and</p> <p>(b) the number of dwellings or opportunities for dwellings on each lot after subdivision will remain the same as before the subdivision, and</p> <p>(c) the potential for land use conflict will not be increased as a result of the subdivision, and</p> <p>(d) if the land is in Zone RU1 Primary Production or Zone RU3 Forestry—the subdivision will not have a significant adverse effect on the agricultural viability of the land,</p> <p>.....</p>	<p>Clause 4.2E the proposal still meets the zone objectives. Additionally, an assessment against the provisions of the clause is outlined below.</p> <ul style="list-style-type: none"> ▪ The boundary readjustment will not provide the opportunity for dwellings ▪ The site does not contain any dwellings, and the adjustment will not allow for any dwellings on the site ▪ There is not land use conflict existing around the site. The proposed adjustment will not create any land use conflict. The closest dwelling is 330m away. ▪ The adjustment is minor and will not have an adverse effect on the agricultural viability of the land. <p>Based on the above, the proposed lot adjustment satisfies the objectives and compliant with the LEP.</p>
4.3 Height of Buildings	The proposed building height of 15.m. The site does not have a maximum building height provision under the LEP therefore is compliant. The proposed vertical extensions are under the Narromine Aerodrome OLS, therefore will not impact the airspace surrounding the airport.
4.4 Floor Space Ratio	The site does not have a maximum floor space ratio. The proposed minor increase in floor space will not have an impact on any surrounding areas.
5.21 Flood Planning	The planning certificate obtained on 12 July 2023 confirms the site is not within the flood planning area. However, as noted within the planning certificate the site is between the flood planning area and the probable maximum flood. Therefore, the flood planning controls apply to the site. An assessment against the relevant policy has been completed in Section 5.2.4 below.

Source: *Narromine Local Environmental Plan*

Based on the above, it is considered that the proposal complies with the relevant provisions within the LEP.

5.2.3. Development Control Plan

Narromine Development Control Plan (the DCP) provides detailed planning controls relevant to the site and the proposal. An assessment against all relevant DCP controls is in the DCP Compliance Table below.

Control	Proposal	Compliance
<p>Site Area</p> <p>Minimum site area is determined off the proposed use from the land and the type and requirements of the industry.</p>	<p>A minor adjustment to the lot boundary is proposed as part of this application. The lot adjustment is minor and is to encompass the new blower room to the west of Warehouse 4. Both lots will continue to operate as agribusiness with no negative impacts to surrounding area.</p>	Complies
<p>Setbacks</p> <p>The setback requirements will be subject to the design of the development and the onsite vehicle manoeuvrability required for each development. The specified setback area is to be kept clear and maintained in an accessible manner at all times.</p>	<p>The setbacks of the buildings will remain the same as the existing development. The proposed development does not impede or change vehicle manoeuvrability. RFS truck manoeuvrability is shown on site plan in the Architectural Plans prepared by Taylor Ellis.</p>	Complies
<p>Building Aesthetics for Industrial Development</p> <p>As well as being functional, industrial developments should also be aesthetically pleasing. This is particularly important for businesses with highway frontages.</p>	<p>The proposed buildings vertical extension will be a like for like material and finish as the existing building façade. This will ensure that the proposed extension will be cohesive with the existing design.</p>	Complies

Control	Proposal	Compliance
<p>Council will consider the use of materials such as timber panelling, pre coloured metal cladding and glazing used in conjunction with the brick, masonry block and concrete panels. Proper attention is to be paid to aesthetics and design, especially when visible from the highway.</p>		
<p>Landscaping – Industrial Developments</p> <p>Landscaping can also play a major role in beautifying an industrial site. A landscaping plan, including location and species type, must be submitted with a development application. Landscaping should include a variety lawn (not more than 50% of the landscaped area) and low maintenance trees, shrubs (natives preferred) and ground covers etc. Site landscaping must be provided in accordance with the approved plan prior to the occupation of the building.</p>	<p>As this proposal is for the existing to an existing facility, no changes to the existing landscaped areas on the site is proposed. Therefore, a landscape plan has not been prepared.</p>	N/A
<p>Access, Traffic and Car Parking</p> <p>All land must have legal access to a public road. Usually this is in the form of direct vehicular access to a public road. In certain circumstances where direct access to a road is not possible, a right of way carriage way can be created over adjoining land.</p> <p>All development applications are required to clearly identify the means of vehicular access, access points and the standard of access provided (all weather access). Vehicular access will be required to comply with relevant engineering standards.</p>	<p>The site has direct access from The McGrane Way. This will be retained as part of the proposed development.</p> <p>Vehicular access is shown within the architectural plans prepared by Taylor Ellis.</p>	Complies
<p>Car Parking</p> <p>Sufficient on-site car parking is to be provided for all development proposals. The demand for car parking generated by any development should be provided for onsite.</p>	<p>No changes to car parking is proposed. This existing hardstand parking area will continue to be used by staff at the site.</p>	N/A
<p>Vehicle Manoeuvrability on Site</p> <p>All access ways, manoeuvring areas, parking areas and loading areas are to be readily accessible and adequate areas on site must be provided for the turning and manoeuvring of all vehicles. The loading, unloading and reversing of vehicles on Council's roads, footpaths or reserves is strictly prohibited.</p>	<p>The site can accommodate manoeuvrability across the site. A swept path analysis has been provided on the plans for RFS trucks.</p> <p>All vehicles can enter and exit the site in a forward motion.</p>	Complies
<p>Signposting</p> <p>All vehicle movements to, from and on site are to be clearly delineated. Off street car parking spaces are to be clearly delineated line marked and signposted in accordance with the RTA Guidelines and the relevant Australian Standard prior to occupation of the development.</p>	<p>All vehicular parking is clearly identified on site. No changes are proposed as part of the development application.</p>	Complies
<p>Open Storage and Loading Areas</p> <p>Open storage and loading areas are to be identified on the development application and are to be located behind the building line of the industrial development. Council approved screening devices (screen fencing,</p>	<p>No open loading or storage areas are existing or proposed on the site.</p>	N/A

Control	Proposal	Compliance
metal fencing, and walls) will be required to be provided to prevent open storage areas and loading areas from being viewed from a public place. This aspect is particularly important for sites adjacent to residential development or visible from the highway.		
Advertising and Signage The State Environmental Planning Policy No. 64 – Advertising and signage provides guidelines in relation to advertising structures and signage.	No signage is proposed as part of this application	N/A
Waste Removal and Storage Provision is to be made for the storage on-site and disposal of all trade waste and refuse. A minimum hardstand area of 3 m by 2.4 m is to be allocated specifically for the storage of on-site waste containers and such area is to be located behind the building line (where possible) and accessible by waste service vehicles.	A Construction and Demolition Waste Management Plan has been prepared as part of this development application. This application seeks that the operational waste management plan be conditions as part of the occupational certificate.	Complies
Hazardous Industries The storage and use of certain chemicals as part of the use of any site may require consideration of the provisions of State Environmental Planning Policy (SEPP) 33 – Hazardous and Offensive Development.	The proposed development is not considered a hazardous industry.	N/A
Crime Prevention through Environmental Design All development proposals on public and private land must incorporate these controls, although aimed at commercial areas, shopping centres, recreational areas and where people may gather or travel, especially after dark.	The site is isolated from high traffic areas (Both vehicles and pedestrians). The site is monitored 24/7.	Complies

As demonstrated above, the development complies with the relevant controls within the Narromine Development Control Plan.

5.2.4. Flood Policy for Development in Urban Flood Plains

Narromine Council have adopted the Flood Policy for Development in Urban Flood Plains as part of their flood plan. The Flood Plain Risk Management Study identifies the site as being outside of the floodway, flood storage and flood fringe in the 1% AEP. However, it identified the site within the outer floodplain which is outside of the flood planning area.

The Flood Policy for Development in Urban Flood Plains outlines controls for development within the outer flood plain. These are assessed in the table below

Control	Comments	Compliance
Floor levels to be equal to or greater than 2% AEP flood plus 500mm freeboard.	The site sits above the 1%AEP flood	Complies
All structures to have flood compatible building components below the 2% AEP flood level plus 500mm freeboard.	The proposed building materials are of flood compatible materials	Complies
No external storage of materials which may cause pollution or be potentially hazardous during Extreme Flood.	All potentially hazardous materials storage is contained within the buildings	Complies

Control	Comments	Compliance
Where it is not practicable to provide floor levels to 1% AEP plus 500 mm freeboard, applicant is to provide an area to store goods at that level and implement a Business Flood safe Plan (as published by SES) – see Note B of Section 3.3.	N/A – the site sits above the 1%AEP	N/A

5.3. PLANNING AGREEMENT

Table 9 Planning Agreement

Key Element	Response
Is the application accompanied by a Planning Agreement?	No

5.4. RELEVANT MATTERS PRESCRIBED BY THE REGULATIONS

Table 10 Relevant Matters – Part 4 Division 1 EP&A Regulations

Matter	Consistency
<p>CI 64 - Consent authority may require upgrade of buildings</p> <p>(1) <i>This section applies to the determination of a development application that involves the rebuilding or alteration of an existing building if—</i></p> <p>(a) <i>the proposed building work and previous building work together represent more than half of the total volume of the building, or</i></p> <p>(b) <i>the measures contained in the building are inadequate—</i></p> <p>(i) <i>to protect persons using the building, if there is a fire, or</i></p> <p>(ii) <i>to facilitate the safe egress of persons using the building from the building, if there is a fire, or</i></p> <p>(iii) <i>to restrict the spread of fire from the building to other buildings nearby.</i></p> <p>(2) <i>The consent authority must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.</i></p>	<p>The current buildings subject to this Development Application is not compliant with the BCA for fire safety.</p> <p>As a part of this DA, a concept fire safety strategy has been prepared which outlines the required upgrades to the buildings so they are compliant. These upgrades will be implemented into the subject buildings as part of the overall upgrades. Therefore, the proposal is consistent with the clause.</p> <p>The applicant invites a condition of consent requiring fire safety upgrades to be undertaken generally in accordance with the concept fire safety strategy provided. Given the submitted fire safety strategy is subject to further design detail is anticipated that any condition of consent would require a detailed fire safety strategy and fire safety engineering drawings to be submitted and approved by Council prior to issue of construction certificate</p>

6. KEY ISSUES ASSESSMENT

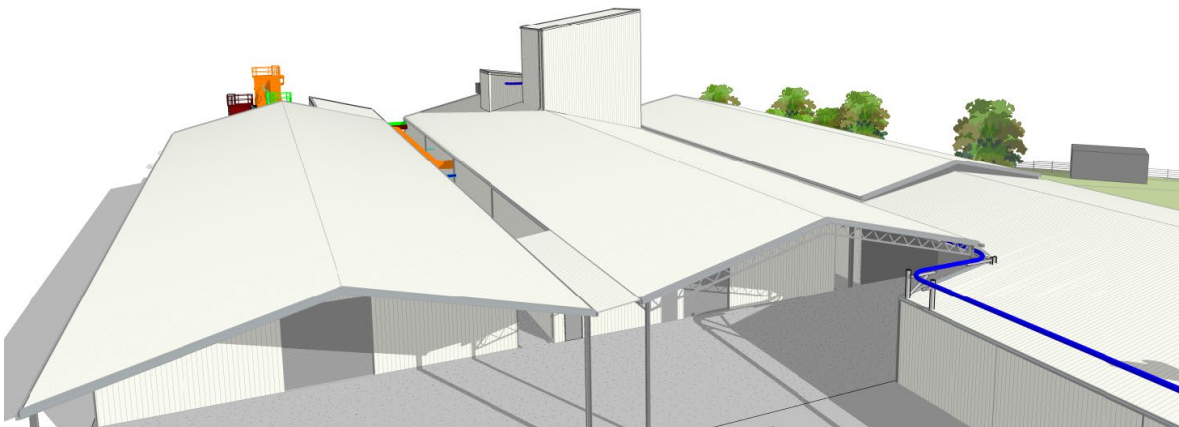
6.1. BUILT FORM AND VISUAL IMPACT

The existing site contains a number of warehouse, silos and gantry buildings which are used for the processing and packaging of agricultural seeds. The surrounding sites are also mainly used for various types of agribusinesses including the site directly to the north and west of the site which is also a seed processing facility.

The proposal seeks to introduce two new tower forms on the site within the warehouse 3 building as shown in figure 8 and figure 9 below. The larger tower form sits approximately 16m above ground level. In addition, a smaller blower room addition to the west of the site is also proposed with external machinery. Other minor works such as gantry structures and new silos are also proposed. These minor structures will not have any impact on the perceived bulk and scale of the site as they are minor in nature and a similar scale as to what is already existing on the site.

As mentioned above, the site is located in an area with similar scaled operations. The proposed development has been designed to blend into the existing site with the same materials and finishes to reduce visual impact. In addition, the bulk and scale of the proposed towers is similar in height to the existing silos and gantry structures already existing on the site. Therefore, will have minimal impact on the surrounding area in terms of additional bulk and scale. The below figures demonstrate the materiality and bulk and scale of the proposed tower forms.

Figure 8 Building Perspective (facing west)



Source: Taylor Ellis

Figure 9 Building Perspective (facing east)



Source: [Insert source]

6.2. ACOUSTIC IMPACT

A Noise Impact Assessment (NIA) has been prepared by Floth and accompanies this application. The Acoustic Assessment. The assessment undertook a worst-case scenario assessment of the upgraded equipment on the closest noise sensitive receivers. Two noise sensitive receivers were identified near the site. This is shown in Figure 10 below

Figure 10 Noise Sensitive Receivers



Source: Floth – Noise Impact Assessment

The above noise sensitive receivers are approximately 330m and 415m away from the site. These receivers are single storey dwellings. It is noted in the NIA that the majority of the surrounding area is all occupied by agricultural facilities.

The main source of noise emissions identified in the Noise Impact Assessment is noise emissions from the upgraded seed production and processing plant. Background noise monitoring was not undertaken as part of the NIA, therefore minimum Rating Background Level's (RBL) have been adopted.

The outcome of the NIA resulted in evening and night emissions exceeding the noise emissions criteria by 4dB during the worst-case operation scenario. However, the proposed development does meet the noise criteria for average noise operation emissions for the evening and night periods. Noise criteria for all other proposed equipment is compliant with the noise criteria.

Floth outline that the worst-case scenario is likely to be a rare occurrence, no adverse impacts to receivers are expected. Therefore, the proposed development is appropriate for the site.

Although the proposal is capable of meeting the noise criteria without adverse impact, Floth have recommended that the industrial plant, equipment and operations be acoustically controlled as reasonably and feasibly practical. It is anticipated that council could impose a condition of consent requiring a noise complaints handling procedure to be implemented as part of the operational plan of management for the site.

6.3. FIRE SAFETY UPGRADES

A concept Fire Safety Strategy has been prepared by Warrington Fire Australia as part of this development application. It outlines the proposed fire safety works which are required to make the buildings compliant against the BCA (NCC) 2022.

The proposal seeks to introduce fire safety upgrades the warehouses 1, 2, 3, 4 and admin building. It is considered these are a single large, isolated building for the purposes of the fire safety upgrades. The fire safety upgrades are required to include the following:

- Minimum fire resistance levels (FRLs)
- Protection of openings
- Removal of some combustible materials in external walls - The external walls of the building must be constructed in accordance with clause C2D10 of the NCC, with the exception that the following existing combustible materials may be retained:
 - Timber framed construction within the administration.
 - An internal feature lining to the western external wall of the administration building, assumed to be a composite wood material.
 - Small localised window cutouts containing clear polycarbonate sheeting around the building, including to the existing tower.
- Maintaining continuous perimeter access with the exception of the western boundary
- Installation of fire hydrant system in compliance with E1D2 of the NCC and AS 2419.1:2021.
- Installation of emergency lighting, exit signs and warning systems

Greater detail of the above requirements is described within the Concept Fire Safety Strategy.

In addition to the above physical works, fire safety management and training is also required. A Fire Safety Management Plan will be developed prior to an Occupation Certificate being issued in accordance with the concept fire safety strategy. Provided the above works are implemented and completed, the proposed development will be compliant against the relevant provisions of the BCA (NCC) 2022.

As stated above the applicant invites a condition of consent requiring fire safety upgrades to be undertaken generally in accordance with the concept fire safety strategy provided. Given the submitted fire safety strategy is subject to further design detail is anticipated that any condition of consent would require a detailed fire safety strategy and fire safety engineering drawings to be submitted and approved by Council prior to issue of construction certificate

6.4. BCA

A BCA report was prepared by Steve Watson and Partners to assess whether the proposed works can meet the requirements under the Building Code of Australia. The BCA statement noted that the proposal can meet the requirements of the BCA with the implementation of a number of performance solutions outlined below:

1. The perimeter access path required for fire brigade vehicles will not be used for storage or processing of materials per the requirements of Clause C3D5.
2. A compliant 1m path of travel that maintains access to open space is required between the blower room exit door and the property boundary.
3. Full compliance with AS2419.1 will be required unless varied via fire brigade approval. The hydraulic engineer must ensure that compliant coverage is provided to all areas of the building from the internal hydrants and must provide design certification to accompany the drawings certifying the design complies with Clause E1D2 of the BCA and AS2419.1-2021 (noting any non compliances, which are to be addressed as a Performance Solution).
4. The hydraulic engineer must ensure that compliant coverage is provided to all areas of the building and must provide design certification to accompany the drawings certifying the design complies with Clause E1D3 of the BCA and AS2441 - 2005.

5. The building is defined as large isolated and requires an sprinkler system complying with Clause E1D4 of the BCA and AS2118.1-2017. Sprinkler pumps and valves must be accessible from the street.

Provided the above is implemented, the proposal can meet the requirements of the BCA.

6.5. WASTE MANAGEMENT

A Demolition and Construction Waste Management Plan (CDWMP) has been prepared as part of this development application. The CDWMP identifies all potential waste likely to be generated by the proposed development during the demolition and construction phases and includes a description of how the waste is to be handled, processed and disposed of, or reused and recycled. Waste management during the demolition and construction phases of the proposal will be in accordance with the WMP prepared by Elephants Foot.

The target recycling rate for demolition material is 99.1% and a target recycling rate for construction material is 88.2%. Both of these rates exceed the minimum requirement of 80%. Where possible, all demolition and construction materials would be recycled either on-site through reuse or offsite at a licensed facility. Waste would be transported and disposed of offsite by a licensed contractor to a licensed landfill facility.

All staff employed during the demolition and construction stages of the development will undertake site-specific induction training regarding the procedures for waste management. Employees of the head contractor will undertake a specific induction outlining their duties and how they are to enforce the waste management procedures.

It is expected that an operation waste management plan be conditioned as part of the Occupation Certificate.

6.6. CIVIL AND STORMWATER

BG&E have prepared an erosion and sediment control plan to support this development application. The erosion and sediment control plan outlines the types of mitigation measures to minimise sediment run off.

The proposed methods include sediment fencing around areas of excavation, sandbags, inlet traps and fabric drop inlets. Provided these are implemented in accordance with the erosion and sediment control plan, the proposed development is deemed appropriate for the site.

6.7. GEOTECHNICAL AND CONTAMINATION

A Geotechnical Assessment with Contamination testing has been prepared by Macquarie Geotech as part of this Development application. As part of the investigation, ten environmental bore holes and 5 structural bore holes were undertaken. These borehole locations are shown in the figure below.

Figure 11 Borehole Locations



Source: Macquarie Geotech

The geotechnical investigation determined that the site is suitable for high level/shallow foundations comprising pad/strip or slab on grade foundations. In addition, pile foundations can also be accommodated in accordance with the recommendations of the Geotechnical Investigation.

In addition, the geotechnical investigation confirmed that standard conventional earthmoving equipment can be used to undertake the minor amounts of excavation required.

As part of the Geotechnical Investigation, contamination testing was undertaken. Ten samples were tested from various boreholes across the site. The tested samples did not return any areas of potential contamination above the threshold criteria. However, five samples did positive for potential acid sulfate soils (PASS). In order to determine if the samples are actual Acid Sulphate Soils (ASS), further Chromium Reducible Sulphur testing would be required.

6.8. LOT REALIGNMENT

The proposal includes works in the adjacent lot which is also owned by Philip Yates Family Holdings Pty Ltd. This lot is legally described as Lot 3 in DP868195. It is approximately 53 hectares. This proposal seeks consent for lot realignment to capture this area of works within the one site. The lot realignment will ensure that the operations of the seed processing and packaging will be contained within a single lot under one set of conditions. The lot boundary readjustment is minor and covers the proposed blower room and external equipment to the west of warehouse 4.

The lot realignment will not cause any site isolation issues, nor will have an impact on council asset to the north. The land uses will remain aligned to the objectives of the LEP. The blower room will have a greater than 3m setback to the council asset. The area is accessible south of warehouse 4 which will allow vehicle access to that area. In addition, there is an access point between warehouse 3 and Councils lot to the east. The area to be included in the realignment is shown outlined in red below.

The area below shown is indicative only. Further detailed design development and advice from the Rural Fire Service will determine the final lot adjustment. As mentioned above, the lot realignment is expected to be a condition of consent to be undertaken prior to the occupation certificate being issued. The lot adjustment will be undertaken through Part 2 Subdivision 38 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Figure 12 Area to be included in lot realignment



Source: Taylor Ellis

6.9. THE SUITABILITY OF THE SITE

The site is located in an existing agricultural industry area. The site will continue to operate as a seed processing facility. The proposal seeks to improve and expand the sites capacity while incorporating efficient machinery. The proposed development is considered suitable for the for the site as follows:

6.10. ANY SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT OR REGULATIONS

In accordance with s4.15(1)(d) of the EP&A Act, it is acknowledged that submissions arising from the public notification of this application will need to be considered by the Consent Authority in its assessment. The proponent will undertake to formally respond and attempt to resolve to any relevant issues relating to the proposed development.

6.11. THE PUBLIC INTEREST

In accordance with s4.15(1)(e) of the EP&A Act the proposed development is considered in the public interest for these reasons:

- There will be no undue impacts arising from the development in relation to traffic and parking, visual impacts, or environmental amenity.
- The proposal complies with the relevant State and local planning controls.
- The proposal will allow for the orderly economic development of the site.

7. CONCLUSION

The SEE demonstrates the proposed development is appropriate for the site and the locality as summarised below

- The proposed development accords with the applicable State and local planning policies and controls.
- The proposal is permissible in the RU1 Primary Production Zone and is consistent with the relevant zone objectives.
- There will be no unreasonable environmental, social, or economic impacts resulting from the proposed development.
- The proposal is in the public interest.

Accordingly, it is submitted that the proposal is in the public interest and should be approved subject to appropriate consent conditions.

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