

Statement of Environmental Effects
56 Wade Street, Coolamon, NSW, 2701



REWARD CHARACTER
DESIGNS
BUILDING DESIGN & CREATOR

Statement of Environment Effects

Statement of Environmental Effects

Accompanying a development application for

Proposed Rural Supplies Land Use and New Building for the Purpose of Rural Supplies

At

56 Wade Street, Coolamon, NSW 2701

Lot: 5 DP: 1292682

For

Christopher Bell

08/09/2025

Written By:

Guy Ward

Reward Character Designs

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1.0 Introduction

This statement of environmental effects has been prepared by **Guy Ward** of **Reward Character Designs** to accompany a development application for a proposed Rural Supplies Land Use and New Building for the Purpose of Rural Supplies located at 56 Wade Street, Coolamon NSW 2701.

The application is being lodged by Christopher Bell, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Coolamon Local Environmental Plan 2010, Coolamon Development Control Plan 2015 – amended 2025, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposal seeks to gain approval for a proposed rural supplies land use and new building for the purposes of rural supplies and given the land was rezoned by Council for industrial land use purposes, and noting nature of the existing and surrounding development it is considered that the proposal will have no adverse impacts or effects.

This statement has been prepared having regard to the following documentation:

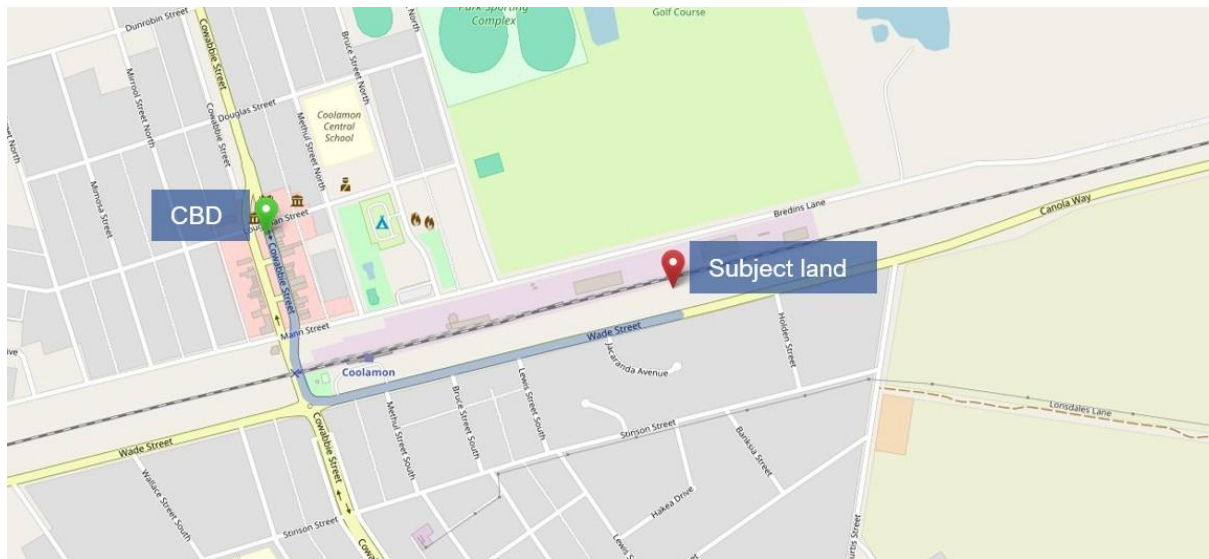
- Architectural Plans.
- Section J Report.
- Landowners Consent.
- Cost Estimate Report.

2.0 Site description and analysis

2.1 Location and property description

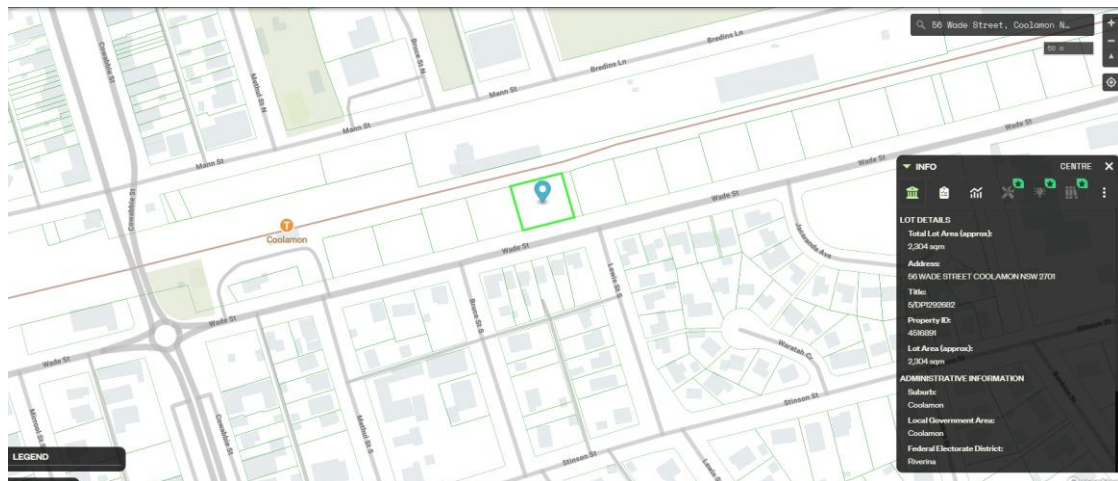
The subject land is located within the Coolamon Business Park industrial precinct approximately 1 kilometre southeast of the Coolamon township.

The location of the site is shown in the below figure.



Location of the subject land (Source: OpenStreetMap, September 2025)

The subject land to which this application applies is known as 56 Wade Street, Coolamon. The land is legally described as Lot 5, DP 1292682. The land is a single allotment with an area of 2,304 sqm and is located on the northern side of Wade Street as shown in the base map and aerial maps provided in the figures below.



Base map of subject land and its surrounds (Source: Mecone Mosaic, September 2025)



Aerial map of subject land and its surrounds (Source: Mecone Mosaic, September 2025)

2.2 Previous approvals

The subject land, forms part of the Coolamon Business Park to provide extensive opportunities for business expansion and employment growth.

The subdivision creating the subject land was approved under DA2021/19, determined by Council on the 20 May 2021.

2.3 Site characteristics

The site has a total area of 2,304 sqm and is rectangular in shape and is zoned E4 General Industrial under the provisions of the Coolamon Local Environmental Plan 2011.

The site has a primary frontage to Wade Street, 51.6 metres in length and is accessed via 2 existing approved 6-metre-wide access points onto the site.

The main street of Coolamon, Cowabbie Street, intersects with Wade Street 340m to the west of the site.

The site has access to the existing road network, and as previously mentioned, with crossovers onto Wade Street constructed as part of the original subdivision DA.

The internal access provides for a u-shaped vehicle movement through the site allowing for forward entry and exit.

Site access and movement areas would comply with the relevant Australian Standards, and the vehicle crossovers comply with Council codes as these were constructed by Council during the subdivision that created the allotment.

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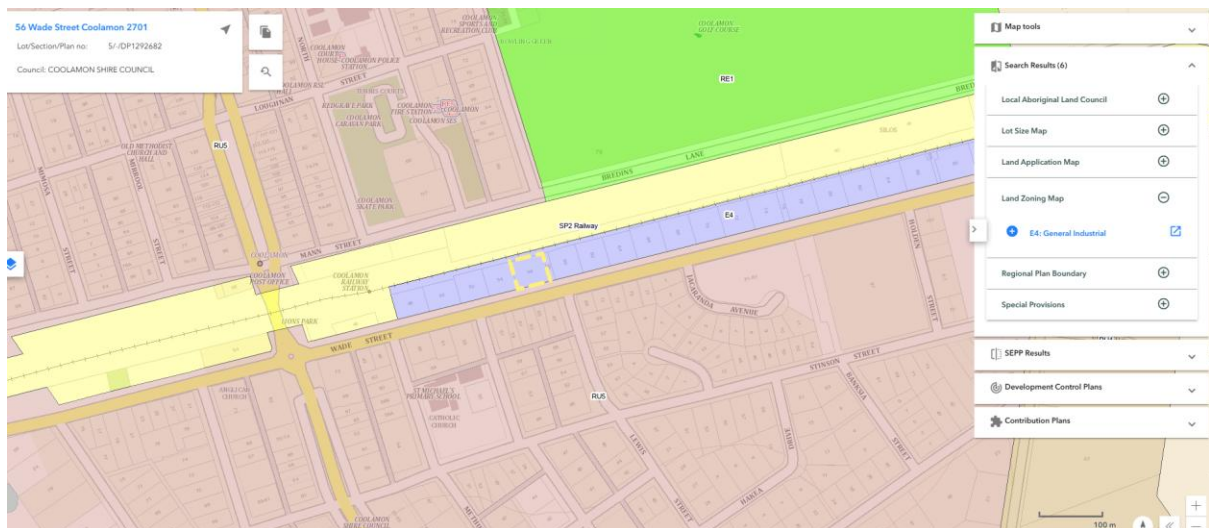
Pedestrian access to the site is provided via the public footpath running parallel to the front boundary.

The site is currently free of any structures and vegetation. The subject land is sloped minimally to the rear, appearing relatively flat.

The site is encumbered by an easement for stormwater and sewer.

2.4 Surrounding development

Surrounding land and adjoining the site to the north is zoned SP 2 Infrastructure (Railway Purposes), to the east and west by E4 General Industrial zoned land and to the south by land that is zoned RU5 Village.



Land Zoning Map of subject land and its surrounds (Source: e Planning Spatial Viewer, September 2025)

3.0 Hazards and Risks

The subject land is not mapped as being flood or bushfire prone.

4.0 Details of proposal

The application proposes the introduction of a Rural Supplies Land Use and the erection of a New Building for the Purpose of Rural Supplies

The development further proposes ancillary and supporting development in the form of:

- Associated small scale civil works – servicing and internal access/carparking/landscaping works.

Erection of a New Building for the purposes of a Rural Supplies

The application proposes the erection of a new steel framed shed structure for the purposes of a rural supplies.

The proposed new shed structure will be erected on a concrete slab, be of a steel framed construction type and clad in steel and comprises the following dimensions:

- 41.5 metres long x 20 metres wide x 7.5 metres high to ridge line (at highest roof line) with a 7.5 – degree roof pitch

The building will incorporate the following rooms:

- Reception and waiting room
- 5 x Offices
- Meeting room
- Accessible toilet facilities
- Main storage area for rural supplies stock and merchandise

The internal offices will be separated via timber constructed load bearing walls to support structural members with a 2.7m plasterboard ceiling. Glazed partition walls will be constructed for the office walls fronting the internal hallway. The finished floor through out the offices, accessible w.c, reception / waiting room will be of polished concrete finish.

Servicing

The site has access to sewer, water, electricity, and telecommunications and any required augmentation to existing services as a result of this development, will be undertaken at the owners' cost and to the relevant authorities' requirements.

Stormwater will be collected via gutter and downpipe and directed to the stormwater line located in the easement located at the rear of the property to Council and AS 3500 requirements.

Sewer will be directed to the sewer main located in the easement located at the rear of the property to Council and AS 3500 requirements.

Access and Parking

As previously mentioned, the site is currently serviced by 2 x existing approved 6m wide concrete access driveways and no changes are proposed to the existing accesses.

The proposed internal vehicle movement area will be 7.8 metres wide and be constructed in a bitumen seal which will provide for an all-weather trafficable service.

The development will provide formalised off-street parking for customers via the provision of 13 car parking spaces (inclusive of an accessible space).

Landscaping

The development proposes new landscaping in accordance with the attached landscaping plan.

Proposed Operational Details

The development proposes the employment of a maximum of 9 full time employees.

For the purposes of establishing hours of operation, it is proposed for simplicity purposes that the hours of operation be Monday – Friday Inclusive from 7.00 a.m. – 6.00 p.m. and Saturdays from 8.00am to 1.00 pm.

The business will provide a wide range of products for farming, agriculture, and general rural property maintenance, including seeds, fertilizers, pesticides, livestock feed, veterinary supplies, fencing, water tanks, irrigation equipment, and farm hardware like tools and sprayers.

The development will be owned and operated by Vital Ag Supplies.

5.0 Planning Provisions

State Environmental Planning Policies

State Environmental Planning Policy (Resilience and Hazards)

Applicable & complies.

The site and any surrounding sites are not registered on the EPA's contaminated land register as potentially contaminated land.

State Environmental Planning Policy (Industry and Employment)

Applicable & complies.

State Environmental Planning Policy (Transport and Infrastructure)

Applicable & complies.

Division 15 Railways Subdivision 2 Development in or adjacent to rail corridors and interim rail corridors—notification and other requirements

2.98 Development adjacent to a rail corridor

(1) This section applies to development on land that is in or adjacent to a rail corridor, if the development—

(a) is likely to have an adverse effect on rail safety, or

(c) involves the use of a crane in air space above any rail corridor, or

There are no other concerns related to rail safety expected with this development. Therefore, notice to the rail authority is not expected to be required and was undertaken at the planning proposal stage for the rezoning of the site.

2.99 Excavation in, above, below or adjacent to rail corridors

(1) This section applies to development (other than development to which section 2.101 applies) that involves the penetration of ground to a depth of at least 2m below ground level (existing) on land—

(b) within 25m (measured horizontally) of a rail corridor, or

The proposed development is unlikely to require excavation of any sought to a depth of 2m. Therefore, notice to the rail authority is not expected to be required.

2.100 Impact of rail noise or vibration on non-rail development

The proposed development is not a development type identified as relevant for this Section of the TISEPP.

Division 17 Roads and Traffic Subdivision 2 Development in or adjacent to road corridors and road reservations

2.119 Development with frontage to classified road

(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—

(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and

(b) the safety, efficiency and ongoing operation of the classified road would not be adversely affected by the development as a result of—

(i) the design of the vehicular access to the land, or

(ii) the emission of smoke or dust from the development, or

(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and

(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

The traffic generated and access provided to the site is not likely to have any adverse impacts on Wade Street and traffic flow along Canola Way.

The site is appropriately designed to the Australian Standards to enable efficient movement and minimal delay or queuing of traffic. No alternative access is possible and the traffic volumes are low and suitable for Wade Street.

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Local Environmental Plan (Coolamon LEP 2011)

The land is zoned as E4 General Industrial under the Coolamon Local Environmental Plan 2011.

Below is an extract from the land use table.

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

Home businesses; Home occupations; Roads

3 Permitted with consent

Building identification signs; Business identification signs; Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Recreation facilities (indoor); Rural supplies; Self-storage units; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres

4 Prohibited

Any development not specified in item 2 or 3

Land Zoning Table (Source: Coolamon LEP 2011, September 2025)

The proposed development is most appropriately defined as a rural supplies, which is:

rural supplies means a building or place used for the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

Note—

Rural supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

A rural supplies is permissible with consent in E4 zone.

Zone Objectives (E4)	Comments
To provide a range of industrial, warehouse, logistics and related land uses.	The development is consistent with this clause and will provide for a 'rural supplies land use'.
To ensure the efficient and viable use of land for industrial uses.	The development is consistent with this clause and will result in the efficient and viable use of land for industrial uses
To minimise any adverse effect of industry on other land uses.	The development is consistent with this clause and will have no adverse effect of industry on other land uses.
To encourage employment opportunities.	The development is consistent with this clause and will employ up to 9 FTE Positions.
To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.	Not applicable.

CLEP 2011 applicable clauses.

PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

CLAUSE	COMMENTS	APPLICABLE
2.4) Unzoned Land	Not applicable	N/A

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2.5) Additional permitted uses for particular land	Not applicable	N/A
2.6) Subdivision consent requirements	Not applicable	N/A
2.7) Demolition requires development consent	Not applicable	N/A
2.8) Temporary use of land	Not applicable	N/A
2.9) Canal estate development prohibited	Not applicable	N/A

PART 3 EXEMPT AND COMPLYING DEVELOPMENT

CLAUSE	COMMENTS	APPLICABLE
3.1 Exempt development	Not applicable	N/A
3.2) Complying development	Not applicable	N/A
3.3) Environmentally sensitive areas excluded	Not applicable	N/A

PART 4 PRINCIPAL DEVELOPMENT STANDARDS

CLAUSE	COMMENTS	APPLICABLE
4.1) Minimum subdivision lot size	Not applicable	N/A
4.1 AA) Minimum subdivision lot size for community title schemes	Not applicable	N/A
4.2) Rural subdivision	Not applicable	N/A
4.2A) Strata subdivisions in certain rural zones	Not applicable	N/A
4.2B) Erection of dwelling houses in certain rural zones	Not applicable	N/A
4.2C) Rural workers dwellings and secondary dwellings	Not applicable	N/A
4.2D) Exceptions to minimum lot sizes for certain rural subdivisions	Not applicable	N/A
4.3) Height of buildings	Not applicable	N/A
4.4) Floor space ratio	Not applicable	N/A
4.5) Calculations of floor space ratio and site area	Not applicable	N/A
4.6) Exceptions to development standards	Not applicable	N/A

PART 5 MISCELLANEOUS PROVISIONS

CLAUSE	COMMENTS	APPLICABLE
5.1) Relevant acquisition authority	Not applicable	N/A

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5.2) Classification and reclassification of public land	Not applicable	N/A
5.3) development near zone boundaries	Not applicable	N/A
5.4) Controls relating to miscellaneous permissible uses	Not applicable	N/A
5.5) Controls relating to secondary dwellings on land in rural zone	Not applicable	N/A
5.6) Architectural roof features	Not applicable	N/A
5.7) Development below mean high water mark	Not applicable	N/A
5.8) Conversion of fire alarms	Not applicable	N/A
5.9) Dwelling house or secondary dwelling affected by natural disaster	Not applicable	N/A
5.10) Heritage conservation	Not applicable	N/A
5.11) Bush fire hazard reduction	Not applicable	N/A
5.12) Infrastructure development and use of existing buildings of the crown	Not applicable	N/A
5.13) Eco tourist facilities	Not applicable	N/A
5.14) Sliding spring observatory – maintaining dark sky	Not applicable	N/A
5.15) Defence communications facility	Not applicable	N/A
5.16) subdivision of dwellings on land, in certain rural, residential or conservation zones	Not applicable	N/A
5.17) Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations	Not applicable	N/A
5.18) intensive livestock agriculture	Not applicable	N/A
5.19) Pond based, tank based and oyster aquaculture	Not applicable	N/A
5.20) Standards that cannot be used to refuse consent playing and performing music	Not applicable	N/A
5.21) Flood planning	Not applicable	N/A
5.22) Special floor considerations	Not applicable	N/A
5.23) Public bushland	Not applicable	N/A
5.24) Farm stay accommodation	Not applicable	N/A
5.25) Farm gate premises	Not applicable	N/A

PART 6 ADDITIONAL LOCAL PROVISIONS

CLAUSE	COMMENTS	APPLICABLE
6.1) Biodiversity	Not applicable	N/A
6.2) Land	Not applicable	N/A
6.3) Water	Not applicable	N/A
6.4) Essential services	Applicable – existing services are connected on site and will remain to be connected.	Applicable
6.5) Repealed		
6.6) Earthworks	Applicable – Earthworks will be minor and will be in the form of excavation for the footings for the concrete slab along with a slight cut with the fill to be dispersed across the site to create a level site (406 mm max site cut). The earthworks will have no negative impact on any existing infrastructure, adjoining properties, natural resources or disturbing relics.	Applicable
6.7) Development in proximity of sewage treatment plants and waste disposal facilities	Not applicable	N/A

Coolamon Shire Council DCP 2015

Relevant DCP Provision	Comment
Part B Vision Statements	
12. Specific Strategic Objectives	
<i>Encourage the more efficient utilisation of existing industrial land resources and enterprises throughout the Shire.</i>	The proposal is located on industrial land.
13. Locality Character Statements & Objectives	
13.3 Coolamon <i>Coolamon is to remain as the principal town settlement in the Shire, promoted as a rural living alternative to the nearby city of Wagga Wagga. The new Light Industrial along Canola Way and the rail corridor area will be the focus of light industrial land uses and used to encourage appropriate forms of industry to the town.</i>	The proposal is for a rural supplies' development and appropriate to the town.

Part C General Development Controls	
15.11 Flood Liable Land and 15.12 Bushfire Prone Land	
<i>Clause 6.5 of the Coolamon LEP 2011 states that the consent of Council is required for the erection of a building or the carrying out of work on land identified as flood liable land.</i>	The subject land is not flood liable or bushfire prone land.
16. Heritage & Conservation	
<i>Ensuring new work has suitable bulk, scale, proportions and detailing so that it does not dominate or compromise the ability to interpret heritage items (including adjacent or nearby items) or the heritage conservation area.</i>	The proposed development is a suitable distance from the listed heritage items and known aboriginal heritage.
17. Signage	
17.2 Key Local Considerations <i>The following are key local principles that apply to outdoor advertising:</i> • <i>Signage must comply with SEPP (Industry and Employment) 2021.</i> • <i>Advertising in rural areas may only advertise a facility, activity or service located on the land or direct travelling public to a tourist facility or building or place of scientific, historical or scenic interest within the area.</i> • <i>External illumination to signs must be top mounted and directed downwards.</i> • <i>Signage should not be placed on the roof of a building or break the view of an historic parapet or roof-line of a building. A possible exception is single-storey verandah roof lines, where signs sometimes project above verandah spouting or across the verandah roof.</i> • <i>Advertisements on heritage buildings or signs within areas of special significance should be discreet and should complement the building or area.</i>	Signage Proposed is to be confirmed and will comply with this clause.

• <i>Signage located on, or adjacent to a classified road may require consultation with the Transport for NSW.</i>	
Part D Specific Developments	
28. Commercial and Industrial Development	
28.2 Industrial Development Land-use Conflict & Pollution Management Controls	
<i>General</i> • <i>Careful site planning should be used to maximise the distance between activities that have potential to generate noise, dust, odour etc, and sensitive uses or activities on adjoining land.</i> • <i>Consideration should be given to conducting noisy, dusty or odourous activities at limited times of the day.</i>	The closest dwelling to the subject land are over 50m in distance and separated by Wade Street and a park. Construction of the development will be limited in hours to minimise noise. Operations would also be restricted to the following hours: ▪ Monday to Friday 7.00am-6pm ▪ Saturday 8am to 1pm There are no dusty or odourous activities proposed as part of this development. Trafficable areas are to be sealed and activities on site will not generate dust.
<i>Water</i> • <i>Industrial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council.</i> • <i>Development involving construction works should implement an Erosion and Sediment Control Plan.</i>	No liquid trade waste disposal is proposed or required. The Site Plan includes sediment and erosion control measures. Protection of any stormwater pit will be provided as required.
<i>Dust</i> • <i>All vehicle entry, exits, loading, unloading, parking and internal manoeuvring areas must be concreted, or sealed with a 2 coat bitumen seal to prevent the emission of dust from trafficable surfaces. This control applies to all such areas forward of the front building line (contained within the front setback area);</i> • <i>Areas behind the front building line may be treated with grass or 100mm thick DG20 Gravel</i>	The existing crossovers are concrete. All vehicle movement areas within the site would be made trafficable and have a concrete/paved finish. A landscaping plan shows the proposed finishes and planting schedule. All areas without buildings would be paved or planted.

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<i>material or equivalent and dressed with blue metal aggregate.</i>	
Noise • <i>Buildings used for noisy operations should be designed (orientated, insulated etc.) to inhibit the transmission of noise onto nearby properties used for residential or other noise sensitive purposes.</i> • <i>The design of industrial buildings should avoid vehicle entry doors, roller shutters and other frequently used openings in walls that adjoin residential and other sensitive uses.</i> • <i>Noisy operations including manufacturing and loading / unloading activities should be carried out at reasonable times.</i> • <i>Hours of operation and access to the site through residential streets may be restricted where the proposed development involves the generation of noise likely to affect residential areas.</i> • <i>An acoustic report from a suitably qualified acoustic consultant may be required to be submitted with a Development Application where there is reasonable likelihood that a proposed industrial activity will generate noise that impacts on residential amenity. The information provided in an acoustic report should include the minimum information recommended in the Noise Guide for Local Government 2013. A copy of the Noise Guide for Local Government 2013 can be downloaded from the following website address: http://www.epa.nsw.gov.au/noise/nglg.htm</i>	The building is orientated with openings facing onto the primary street frontage, which is Wade Street, there is on site landscaping proposed in addition to a council-maintained landscape buffer that will serve as acoustic attenuation barriers. The proposed use is not a noise generating or noxious land use and there will be minimal to no acoustic impacts to residential areas. Operations would also be restricted to the following hours: ▪ Monday to Friday 7.00am-6pm ▪ Saturday 8am to 1pm An acoustic report is not required as the application is not for a use that will generate noise that impacts on residential amenity.
Visual • <i>The design of industrial buildings should avoid the use long blank walls with no articulation.</i> • <i>The design of industrial buildings should incorporate the use of building materials that do not have highly reflective properties.</i> • <i>Light sources, particularly those which may be used for loading and unloading operations should be directed away from adjoining</i>	The proposed development does not include the use of a variety of materials, it is metal cladding throughout, there is use of glass doors and windows to activate areas to the street, and within the development. There are no real expanses of blank walls to the Wade Street frontage as the front facade is articulated by the use of two gable end roof lines at different heights.

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<i>properties. Should be directed directly onto the property</i> <i>• Effective use of landscaping should be used to screen unsightly areas, improve streetscape appearance, and reduce the impact of pollutants emitted from industrial activities.</i> <i>• Careful site planning should be used to limit the amount of overshadowing on adjoining residential sites caused by bulky industrial buildings.</i> <i>• All waste is to be contained on site free from any view in a clean and tidy manner</i>	Any lights would need to comply with the Australian standards. Landscaping is proposed and a planting plan is included in the plans. There is no proposed overshadowing to residential areas with this development. All waste would be located in the area denoted on the plans as 'identified storage area' until the day of collection by Councils Collection contractor.
<i>Odour</i> <i>• Development involving odorous activities should be appropriately separated from residential or other sensitive land-uses.</i>	No odorous activities are proposed.
28.3 Setback	
<i>Industrial</i> <i>• The front of any industrial building is to be located a minimum of 8m behind the front boundary incorporating a minimum 3 metre landscaping strip.</i> <i>• Front setback areas larger than the minimum are encouraged where this area is used for on-site car parking.</i> <i>• Customer parking is permitted in this area, however vision of any such area must be softened by the provision of an adequately maintained landscaped area.</i> <i>• Front setback areas must not be used for storage or display of goods, excessive signage, or loading /unloading areas</i> <i>• Side and rear setbacks shall conform to the requirements of the Building Code of Australia – except where industrial development is proposed next to existing residential land uses in this case the minimum side and rear setbacks shall be 6m.</i> <i>• Variations to these standards will only be considered by Council on based on the individual</i>	The proposed development has a setback of 19.45m. Landscaping is provided between the front boundary and the building with a minimum width of 3m. A turning bay / disabled parking space is located in the front setback. No storage areas are proposed within the front setback. Side and rear setbacks would comply with the NCC (BCA).

<i>merits and onsite circumstances of each development proposal.</i>	
28.4 Building Design & Form Controls – Industrial Development	
<i>Building Design</i> • <i>Office components should be located at the street frontage of the structure and should be architecturally differentiated to break up the facade.</i> • <i>Long blank walls and unbroken roof lines should be avoided facing the street or public domain. This can be achieved by incorporating one or more of the following techniques into the building facades:</i> I. <i>Wall plane projection or recesses.</i> II. <i>Windows.</i> III. <i>Variation of roof height.</i> IV. <i>Material changes.</i> V. <i>Landscaping.</i>	The building design includes a large, glazed shopfront like frontage to Wade Street, differentiated from the rest of the building. There are no long blank walls.
<i>Building Materials</i> • <i>Masonry textured concrete or concrete block, render, brick or other earthen material, glass and metal is encouraged to be incorporated into building design.</i> • <i>External materials (particularly metal clad roofs and walls) should not be highly reflective if they are visible from a public road or residential area and there is a reasonable probability of glare affecting driver safety or residential amenity.</i>	Glass doors and windows are incorporated to provide for safety of users and activation of the site to address Wade Street. The materials chosen would not likely have any significant glare effects on road users. Glazing areas are not significant and have roofing above to shade windows decreasing chances of glare.
<i>Fencing</i> • <i>Security fencing should provide for the protection of property and should be avoided (where possible) around non-productive and exposed areas of the site such as car parking and landscaped areas.</i> • <i>Security fencing should not wholly obstruct the view of landscaping from the street.</i>	No fencing is proposed. Side and rear fencing is already constructed.

• <i>Security fencing should preserve safe sight distances for all vehicle entry and exit locations, including those on adjoining properties.</i> • <i>Mesh security fencing should not be located in front of the main building wall towards the street and must not be erected to a height greater than 2.4 metres. Security fencing should not be the dominant visual component of the property.</i>	
28.5 Open Storage Areas & Waste Management Industrial Controls	
• <i>Storage areas should be located behind the building or another part of the site that cannot be seen from the street or from adjoining properties. Alternatively, these areas must be screened from public view.</i> • <i>Screen fences should be a maximum of 2.4 metres in height and goods should not be stacked higher than the actual fence.</i> • <i>Landscaping is generally not an acceptable method of screening, unless it is already well established and the applicant can demonstrate that the storage area will be effectively screened. Landscaping may only be used for screening purposes when undertaken in conjunction with fencing, and other screening devices.</i> • <i>The storage of hazardous goods, materials or wastes will not be permitted in areas that adjoin residential or other sensitive land-uses.</i> • <i>Sufficient space should be provided on-site for the loading and unloading of wastes. This activity is not to be undertaken on any public place.</i> • <i>Industrial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council. The industrial activity must comply at all times with the requirements of the Liquid Trade Waste Regulation Guidelines and any conditions of the Liquid Trade Waste Approval.</i>	The proposed storage area will be screened. No screen fencing is needed or proposed. The storage of hazardous goods, materials or wastes is not proposed. Waste collection services would be provided by Councils licensed collection contractor. No liquid trade waste disposal is proposed by this DA.

6.0 Environmental Impacts

Air Quality and Odour

Given the nature and scale of the development, it is not anticipated to create any adverse long term air quality or odour impacts on the area.

The following works will be required and include:

- Construction of new building
- Internal movement areas
- Carpark
- Sewerage and drainage work

and as such dust generation is anticipated. This will be managed via the use of water trucks and water spraying. Such dust / air disturbance will be short term in nature and will be mitigated against to reduce any disturbance to the amenity of any adjoining landowner.

The proposed activities undertaken from the site will not create adverse air quality or odour impacts on or off the site. There are no known existing air quality or odour impacts currently experienced by surrounding development and it is expected that the potential for future issues is unlikely.

Water Quality

The proposed development is not expected to have any detrimental impacts on water quality.

All stormwater will be discharged the Councils stormwater main located at the rear of the site in accordance with AS 3500 and Councils requirements.

Any sewerage from the development will be disposed of into the council's stormwater main located at the rear of the site in accordance with AS 3500 and Councils requirements.

Waste Management

The development will undoubtedly require minor earthworks for the previously mentioned civil works, and any overburden or spoil will be managed and disposed of in accordance with the Councils and the NSW Environmental Protection Authorities requirements.

Any waste construction materials used in the build will be stored in suitably sized skip bins until being disposed of at a Council Landfill site.

Waste management for the future development would via Councils waste collection contractor. The site is located within the waste collection area.

The development will not generate any noxious waste materials.

Flora and Fauna Impacts

The site is not identified on NSW Governments Biodiversity Value Map Threshold Tool; and no clearing is proposed or required to facilitate this development.

The development will not result in any adverse impacts on any of the following:

- a native vegetation community,
- the habitat of any threatened species, population or ecological community,
- a regionally significant species of plant, animal or habitat,
- a habitat corridor,
- a wetland,
- the biodiversity values within a reserve, including a road reserve or a stock route.

It is considered that the subject development will not promote any unacceptable flora or fauna (Biodiversity) impacts on the site or within the immediate locality.

Aboriginal Cultural Heritage

The site is not identified as containing any Aboriginal Cultural Heritage significance and an AHIMS search was undertaken on the 12 of September 2025 and identified that there are no known sites within a 200 m radius to the site.

A copy of the AHIMS Search results is provided below.

Statement of Environmental Effects
56 Wade Street, Coolamon, NSW, 2701



AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : 10RCD25

Client Service ID : 1043385

Guy Ward
PO Box 305
Wagga Wagga New South Wales 2650
Attention: Guy Ward
Email: info@rcd.net.au

Date: 12 September 2025

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 5. DP:DP1292682. Section : - with a Buffer of 200 meters. conducted by Guy Ward on 12 September 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

European Heritage

The site is not located within a heritage conservation area and according to Schedule 5 of the CLEP 2011 the site is not identified as containing any items of environmental heritage significance.

Access Arrangements and Traffic Impacts

The subject site has frontage to Wade Street which is classed as a classified “regional” road and backs onto the railway reserve. Wade Street is an approved B-Double route.

Statement of Environmental Effects
56 Wade Street, Coolamon, NSW, 2701

Transport for NSW (TfNSW) were notified during the preparation of the original DA for industrial subdivision, which created the subject land. No objection was recorded.

TfNSW advised that:

Any driveway to Wade Street should comply with the following:

- *Be designed and constructed in accordance the Austroads Guide to Road Design for the posted speed limit, AS 2890.1-2004 "Off-street car parking and with Council standards,*
- *Be sealed between the carriageway of Wade Street and the property boundary,*
- *Be designed to accommodate 2-way traffic,*
- *Be located to remove potential conflict with turning vehicles to/from existing streets (Bruce, Lewis, Jacaranda, Holden and Curtis Streets) and driveways to existing allotments located on the southern side of Wade Street.*

The proposed development is not traffic generating development to be referred to TfNSW, as defined by Schedule 3 of the TISEPP.

The proposed development is unlikely to have a significant impact on traffic effects on the local and regional road network. Clear signage on site as to vehicle movement direction, off-street parking areas and turning areas would allow for smooth movements through the site and onto and off Wade Street.

The car parking requirements for the proposed development under the Coolamon DCP states:

- *The number of car parking spaces shall be determined in reference to the NSW Roads and Maritime Services Guide to Traffic Generating Development and Australian Standard 2890 – Parking Facilities. Any variation will be at the full discretion of Council.*

The *NSW Roads and Maritime Services Guide to Traffic Generating Development* recommends for warehouses and offices the:

- *Provision of one car space per 300m² gross floor area; and*
- *Provision of 3.1 spaces per 100m² GFA (Category 3 Office Spaces)*

6.2 spaces are required for the office premises.

3 Spaces are required for the warehouse component of this development.

The development provides for 13 spaces and exceeds the requirements.

Loading and unloading on site under the covered awning and or into the roller door.

The access and parking will comply with the requirements of the Australian Standard AS2890.1 – Parking Facilities Part 1: Off-street car parking.

Maximum size of vehicle would be a semi-trailer on the site and would provide for deliveries at a rate of a maximum of 1 every 2 weeks.

7.0 Utilities and Infrastructure

As previously mentioned, the site has access to reticulated sewer, water, electricity, and telecommunications and any required augmentation to existing services as a result of this development, will be undertaken at the owners' costs and to the relevant authorities' requirements.

The development is considered to be able to be adequately serviced with utility infrastructure, which will be able to be efficiently and cost-effectively provided.

8.0 The suitability of the site

The site has already previously been subdivided to create this allotment as part of a previous industrial land subdivision that was undertaken By Council.

The development is consistent with the expected outcomes for zone and locality and is an expected development type for the area.

The development is not expected to have any adverse impact on the existing setting and is appropriate in context and within the locality.

8.0 Other considerations

Visual Impacts

The proposed development will have a positive impact.

The site is currently vacant. The proposed development will be consistent with adjoining development within the industrial business park.

Overshadowing and Privacy

There will be no impacts on overshadowing & privacy.

Noise

The development itself will have no noise impact once completed.

During construction there will be noise from tradespeople, power tools and machinery.

The work will be conducted in appropriate times in align with CSC requirements.

Erosion Control Measures

There will be minimal erosion on site with minimal earthworks or retaining needed.

There is a site management plan provided to ensure compliance is met via sediment control fencing and the use of water spraying to prevent dust.

Economic and Social Impacts

Positive. The proposed development will provide opportunities for local employment and provide local land owners to source rural agricultural products.

The proposal would provide local economic benefits.

Disabled Access

The development complies with the applicable provisions of the NCC and AS 1428.1 in relation to access for disabled persons.

Security, Site Facilities and Safety

Portable fencing will be erected prior to construction isolating the site from the public. This will provide security and safety. The site will be provided with a portable toilet and have a site safety management plan for contractors. All contractors will need to hold relevant qualifications.

Building Code of Australia

All work will be completed to relevant BCA and A.S Standards as per architectural drawings and building specifications.

9.0 Conclusion

The proposed rural supplies to be located at 56 Wade Street, Coolamon, NSW.

The report outlines how the development complies with relevant state and local planning instruments and should therefore be considered for approval.

There are no major impacts of such development to the local neighbouring properties, the local environment will not be impacted.

The proposal is consistent with the objectives of the Coolamon Shire Council LEP and DCP and should be considered for approval subject to a merit's assessment.