

Statement of Environmental Effects

Property details:

Lot 2 / DP 569688

Lot 22 / DP 1275415

Address: 13 Berrys Road, Grenfell NSW 2810

Applicant: JT and RL Conron

Proposed development:

- Consolidate two lots into one
- Construction of Fertiliser shed

Describe the development in detail:

Consolidation of Lot 2 / DP 569688 with Lot 22 / DP 1275415

Consolidate two lots into one.

Construction of Fertiliser shed:

New building to store fertiliser products and redistribute to customers, 48 metres wide, 24 metres deep and 13 metres high with 9 metre awning, and a 9 metres by 9 metres, 7 metres high skillion.

Construction materials: Precast panels to external walls extending to 4.2m in height, colourbond sheeting to remaining walls, and roof. Concrete slab.

Building colours: Basalt walls, Monument gutters, Shale Grey roof.

Nature of use: Storage of agricultural fertiliser products.

Describe the operational and management details:

- Tenant: Delta Agribusiness
- Days and Hours of operation: Monday to Friday, 7am to 6pm.
- Nature of operation: unloading of trucks and reloading of trucks.
- Number of staff: No further increase to current staff numbers, 1 existing staff member to operate new building
- Expected number of vehicle movements and types: Seasonal, up to 10 trucks a day in peak season.

Property details:

- What is the area of the site:
Lot 22 (Front block) 16,808 sqm (all measurements approximate)
Lot 2 (Back block) 9,866 sqm
Proposed total Lot size 26,674 sqm
- Site coverage:
Existing site coverage: Lot 22 (Front block) 2500 sqm
Proposed new shed construction: Lot 2 totals 1665 sqm
Proposed development will bring total site coverage to 4165 sqm, or 15.6%
- Describe the site (slope and vegetation)
The site has a gravel base and natural grass coverage. There are no trees or vegetation on Lot 2. The site is gently sloping from the rear to front (East to West).
- Existing structures at site
There is a colourbond shed with retail frontage, erected in 2023, comprising approximately 2500 sqm. There is a gravel storage yard with car parking and landscaping.
- Existing services at site
The existing services to the site include 3 Phase power and mains water for fire services and sewer .
- Present use of site
The existing building on Lot 22 is used as a retail outlet for a rural supplies store.
- Adjoining land uses
There are two other lots adjoining the Lots in question. The Weddin Shire Council depot yard, also zoned Industrial, and the Railway Line land, which also acts as a buffer, giving increased distance to the closest residential dwellings.
- Visual impact:
The neighbouring properties will not be impacted by the proposed construction, given the location of the building on the Lot, and in the landscape, which is significantly protected by the Railway line to the East of the block.

Current zoning:

How does the proposed development meet the objectives of the Zone?

Lot 22 (Front) is zoned Industrial, and Lot 2 (back) is zoned Residential, an anomaly in the area, which is surrounded by Industrial zoned blocks, Railway land and adjacent to the Flood Mitigation Level, making the surrounding area less than favourable for Residential development.

The proposed development will complement the existing Industrial zoning and adjacent land use, utilising the rear block (Lot 2) at its best possible use, given it

would be unfavourable to build a residence amongst such industrial land and surroundings.

Noise generated? No unusual noise will be generated that is inconsistent with surrounding noises of the Industrial area. Truck tipping noises will be consistent with neighbouring properties, and will be infrequent in comparison.

Odour or fumes? No odours or fumes will be generated as a result of the construction and its operations.

Rubbish: No increased rubbish will be generated as a result of the construction or its operations.

List of chemicals to be stored? No chemicals to be stored in the new Fertiliser Shed.