

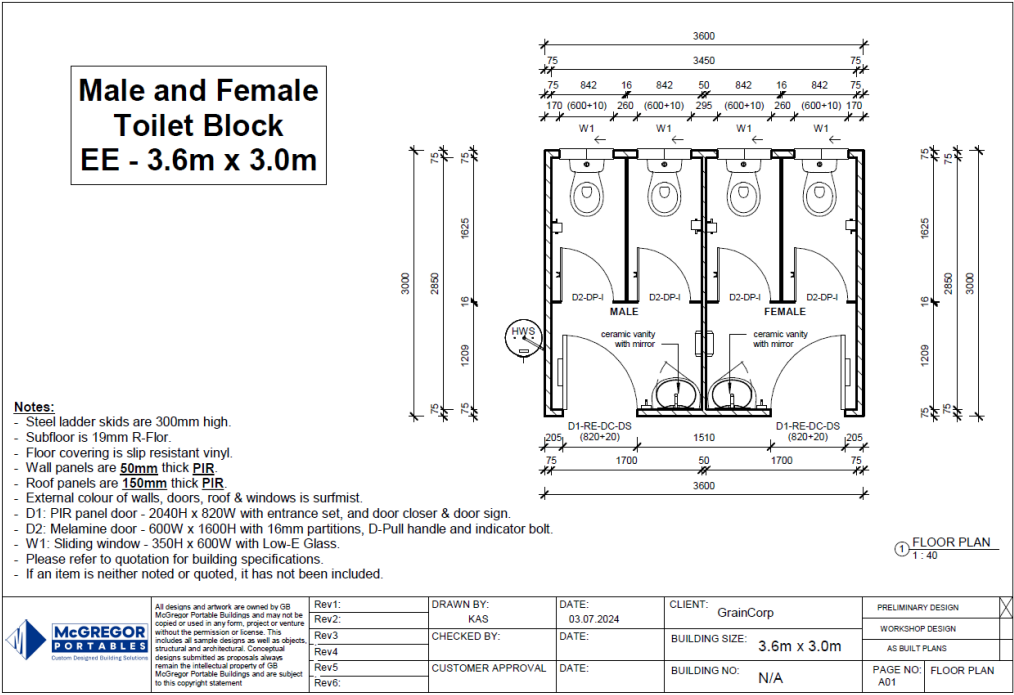
# Statement of Environmental Effects – Milvale Amenities

Project – Milvale Amenities

Council Reference – PAN-547486

Location – Milvale, NSW, 2594

Prepared by GrainCorp Operations Pty Ltd



Revision		Date		Prepared By		Checked By		Approved By	
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# 1 INTRODUCTION

## 1.1 OVERVIEW

This Statement of Environmental Effects (SEE) has been prepared to form part of a Development Application (DA) seeking Council's consideration for the installation of a portable amenities block (Toilets) and to be located on the land known as 35 Schillers Road, Milvale, NSW, 2594 (the site)

Surrounding properties consist of agricultural land uses, as illustrated in the aerial image of the site and its surrounds provided in [Figure 1](#) below.

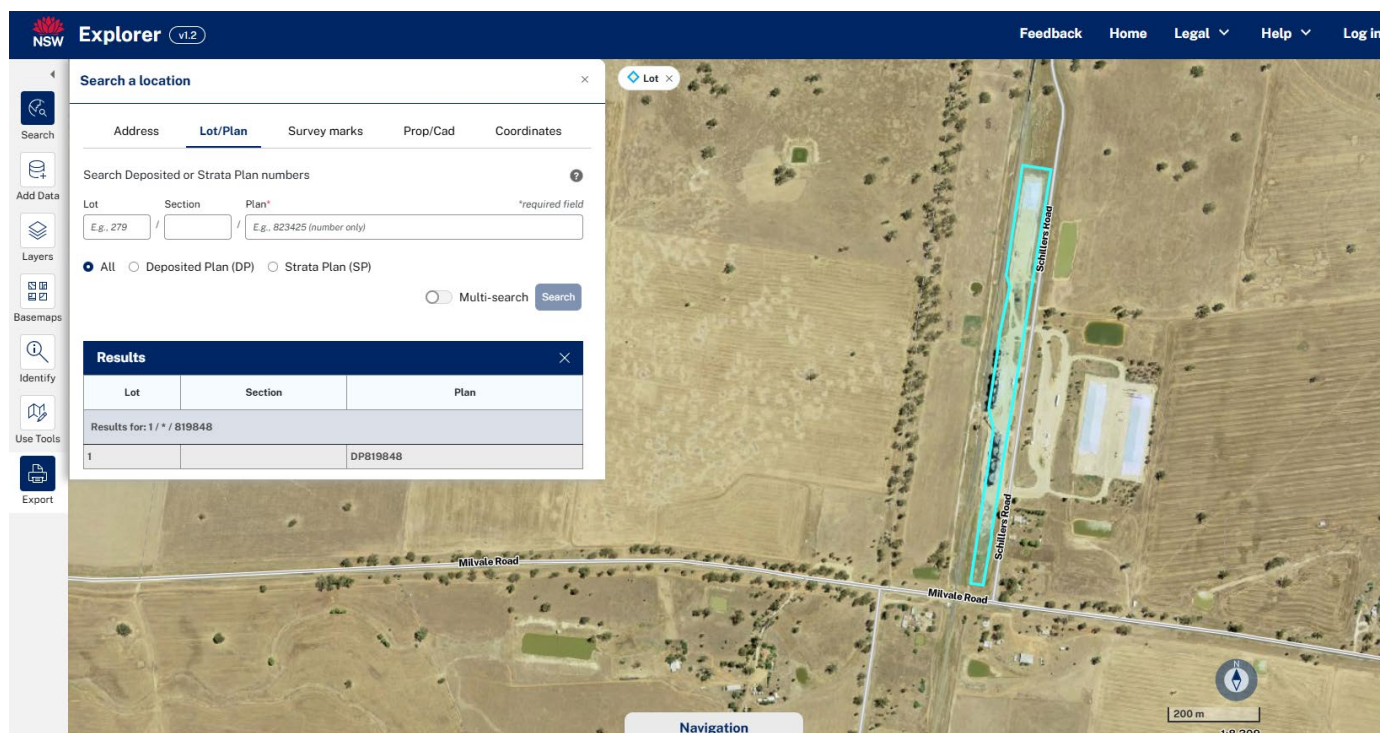


Figure 1 Aerial Image of the Development Site and Surrounds (Source: Six Maps)

The subject land is on the western side of Schillers Road in the village of Milvale. Milvale is a rural village on Milvale Road, around 42 km east of the township of Temora and around 43 km west of the township of Young.

The development site is irregular in shape, has a dual frontage to Milvale & Schillers Road and is zoned RU1 Primary Production under the provisions of the Hilltops Local Environmental Plan 2022. Surrounding and adjoining lots are also zoned RU1 Primary Production.

It is considered that the proposed development is compatible with existing and surrounding development and will have no adverse impacts on adjoining allotments or the locality. The proposal will not adversely alter or detract from existing rural industrial land use being conducted on the site or the land uses being conducted on adjoining land (Primary Production, SP2 Railway), or the predominantly rural amenity or character of the locality.

The proposed development is considered to be in accordance with relevant statutory and non-statutory planning provisions contained within the Hilltops Local Environmental Plan 2022 and the Hilltops Development Control Plan 2025.

The development application is accompanied by:

- Site Plan;

- Architectural Plans;
- Geotechnical Report;
- Enviro Cycle Ozzi Kleen septic tank details; and
- Cost Estimate Report;

It is considered that the development is permissible with consent, subject to a merits assessment.

## 1.2 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects accompanies a development application for the proposed development. It includes matters referred to in Section 4.15 of the *Environmental Planning and Assessment Act 1979* and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the development application relates to and the character of the surrounding area;
- Describe the proposed development;
- Define the statutory planning framework within which the DA is to be assessed and determined; and
- Assess the proposal against the relevant heads of consideration as defined by Section 4.15 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

## 2 DESCRIPTION

### 2.1 DEVELOPMENT SITE AND LOCALITY

The development site is known as 35 Schillers Road, Milvale, NSW, 2594 and is legally described as Lot 1, DP 819848.

As previously identified, the lot is irregular in shape, incorporates an approximate area of 4.10 ha and currently houses existing rural industrial infrastructure associated with GrainCorp's grain handling business, including silos and building structures.

The site is provided with access off Schillers Road, of which is a local Council all weather access road. Internal access is provided via all-weather access roads.

The site is flat, highly modified and generally devoid of vegetation with the exception of some scattered trees and scrubs.

The site is used for rural industrial purposes and will continue to be used for such purposes if this development application is approved.

The site is one of many owned and operated by GrainCorp whose operations are underpinned by grains and oilseed storage, handling and processing.

The site is zoned RU1 Primary Production under the provisions of the Hilltop Local Environmental Plan 2022 (HLEP 2022). Adjoining land is zoned a combination of RU1 Primary Production to the immediate East and south. It should be noted that the site also exists in proximity to land that is zoned SP2 Infrastructure (Railway).

Refer to [Figure 2](#) base map which illustrates lot identification, and location to surrounding land in relation to the development site.

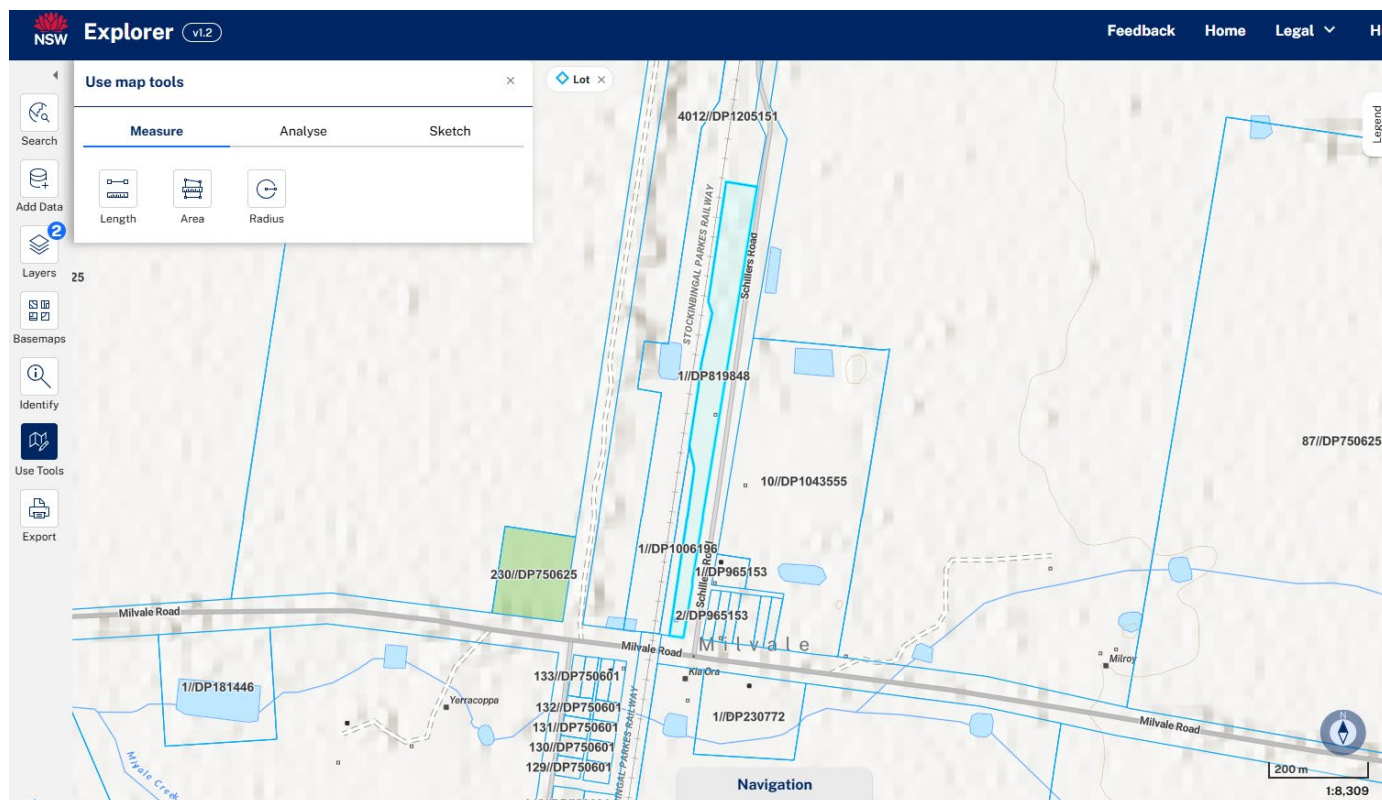


Figure 2 Base Map (Source: Six Maps)

The site does not appear to be affected by any easements or covenants.

The site serviced by recirculated power, but not by reticulated sewer or water infrastructure.

In terms of natural hazards, the site is not identified as being either bushfire or flood prone land, according to available public records.

The site is considered suitable for the development in that:

- The erection of a portable amenities building (toilets) is routine and minor in nature and will create no adverse environmental or amenity impacts;
- The development is permissible with consent under the Hilltops Local Environmental Plan 2022 and will not affect existing and adjoining land uses;
- The development is consistent with the applicable development controls identified under the Hilltop Development Control Plan 2025 (HDCP 2025);
- There are no significant site constraints that would render the site unsuitable for the development; and
- The development is consistent with and compatible to adjoining and surrounding land uses.

## 2.2

### PROPOSED DEVELOPMENT

The development proposes the installation of a portable amenities building (toilets) that is ancillary to existing and approved rural industry land uses being undertaken at the site.

The proposed new portable amenities building incorporates dimensions of:

- 3.6 metres long;
- 3.0 metres wide; and
- 3.0 metres high

The amenities structure incorporates an area of 10.8 m<sup>2</sup> and the floor plan will house the following:

- 2 x Female WC's;
- 2 x Male WC's; and
- 1 x basin in the male and female toilet areas

The proposed structure incorporates the following construction components and finishes:

- Steel ladder skids - 300mm high;
- Subfloor is 19mm R-Flor
- Floor covering is slip resistant vinyl
- Wall panels are 50mm thick PIR
- Roof panels are 150mm thick PIR.
- External cladding is steel with colour of walls, doors, roof & windows is surfmist
- D1: PIR panel door - 2040H x 820W with entrance set, and door closer & door sign
- D2: Melamine door - 600W x 1600H with 16mm partitions, D-Pull handle and indicator bolt
- W1: Sliding window - 350H x 600W with Low-E Glass.

The proposed structure will be installed on piers, with steel underfloor, wall and roof framing and will be utilised, horizontal steel wall cladding, with customised steel roof sheeting (5-degree roof pitch).

The application proposes the installation of an Enviro Cycle Ozzi Kleen septic tank, to be installed in accordance with the land capability assessment and OSSM system specifications.

The structure does not incorporate stormwater infrastructure (gutters and downpipes) and it is considered that the minor size of the structure and total hard stand area does not require such infrastructure. The site is over 4 hectares in area and the proposal will create no onsite or offsite stormwater management issues.

The site is serviced by reticulated power and the amenities will be connected to this reticulated supply.

The proposal is being installed to provide for updated amenities at the site and there will be no changes to existing approved operational details as a result – the development site will continue to operate in accordance with any past and existing approvals.

The amenities building will be used to service both no harvest (FTE Staff) and harvest staff, the numbers of which are identified in the below table.

Non-harvest staff		Harvest staff	
Male	3	Male	8
Female	2	Female	7

Figure 3 Staffing Numbers (Source: GrainCorp 2024 harvest staff numbers for Milvale site)



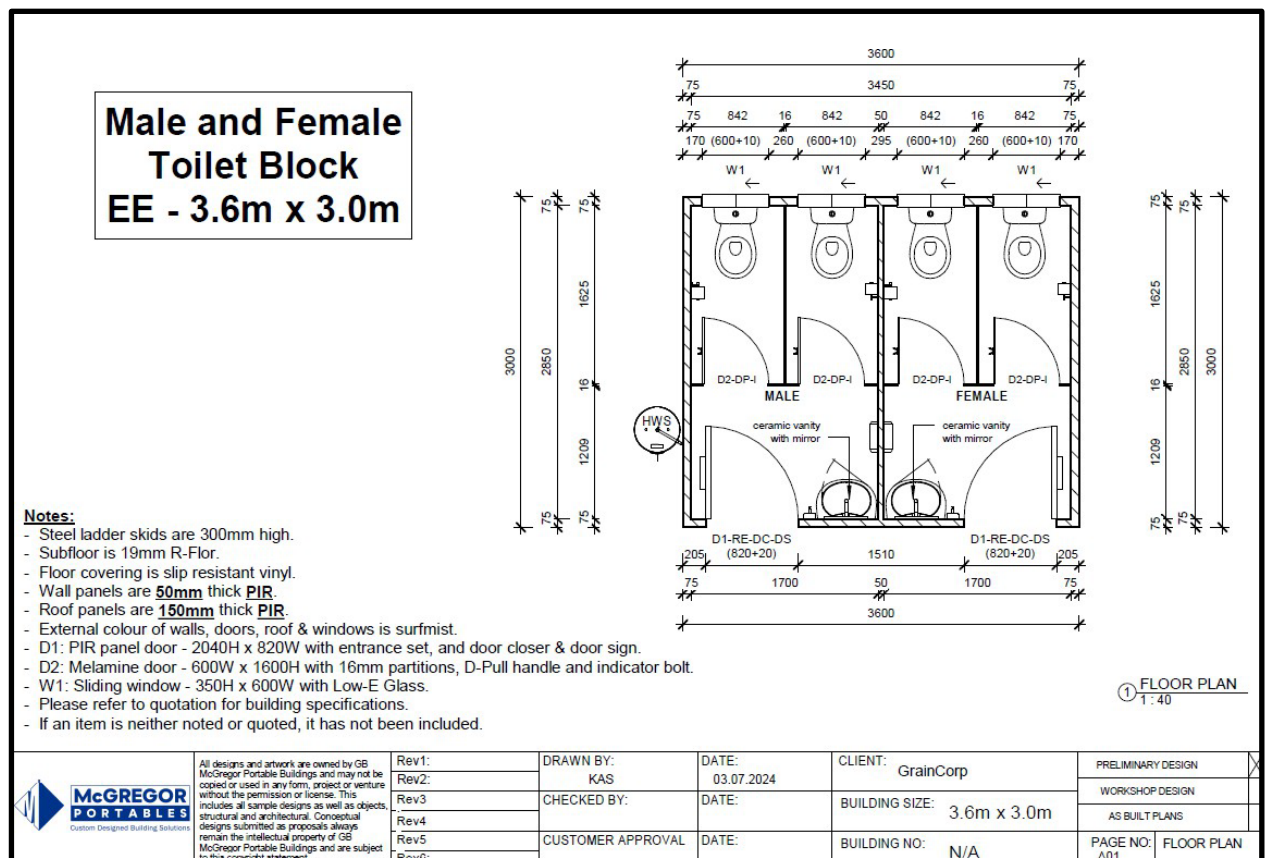


Figure 4 Proposed Floor Plan (Source: McGregor Portables)

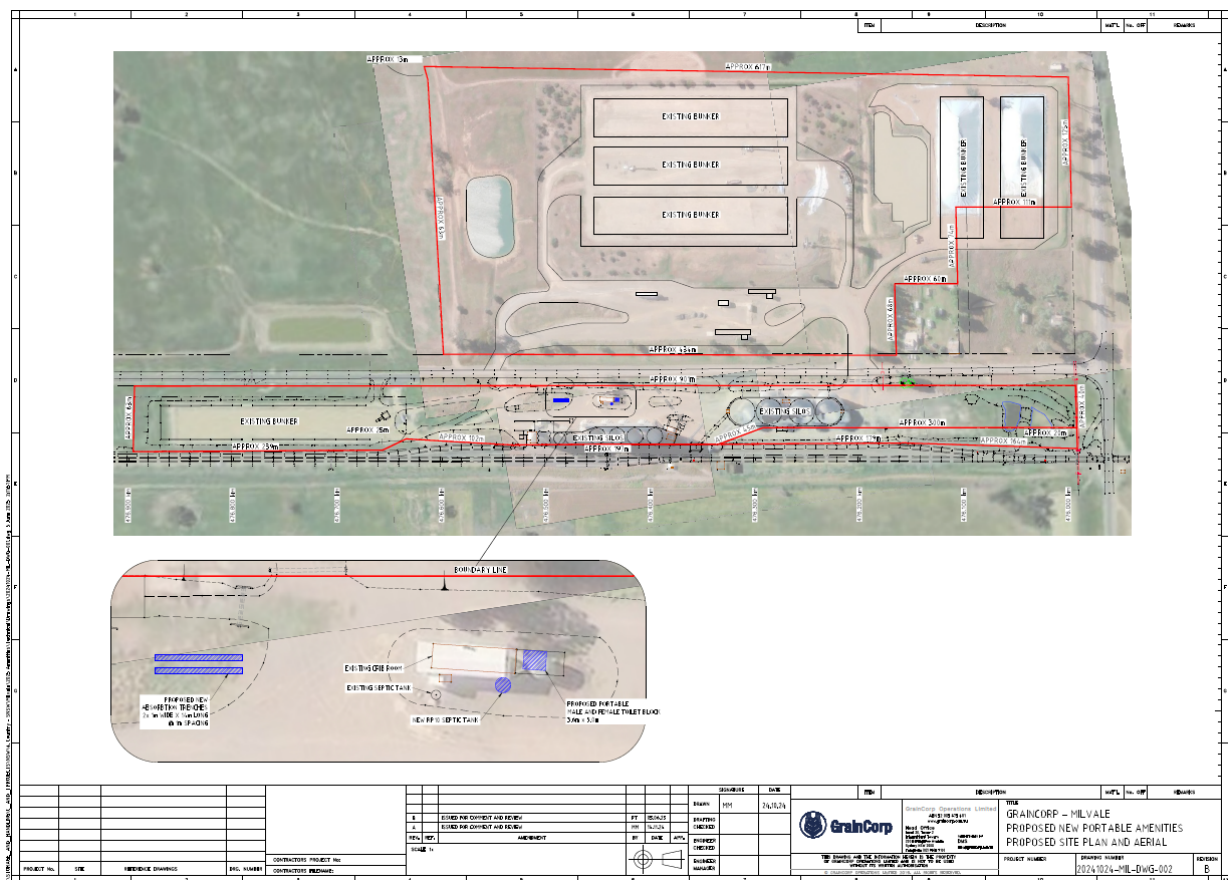


Figure 5 Proposed Site Plan (Source: GrainCorp)

## 2.3 PRESENT AND PREVIOUS USES OF THE SITE

The site is currently utilised for rural industrial purposes and will continue to be used for such purposes if this development application is approved.

## 2.4 LAND HAZARDS

### 2.4.1 BUSHFIRE

The site is not subject to bushfire as indicated in the below image

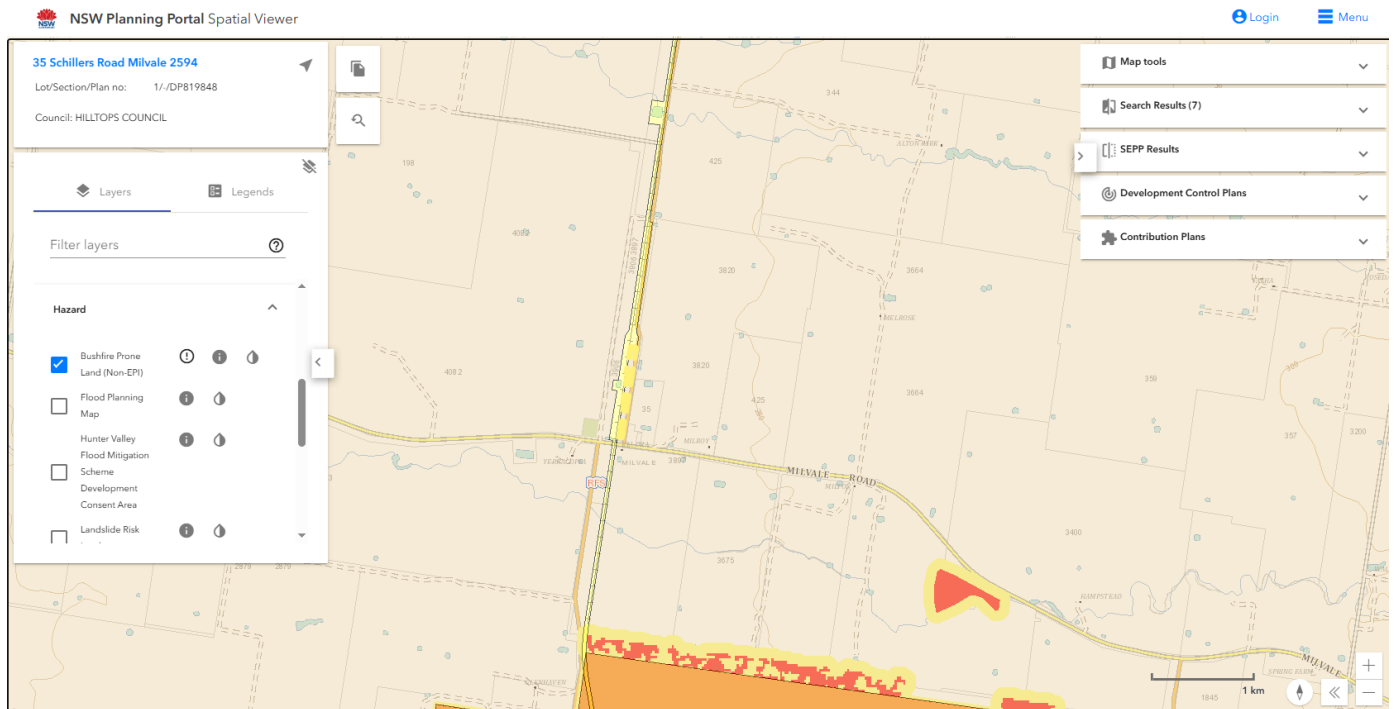


Figure 6 Bushfire mapping layer (Source: NSW Planning Portal Spatial Viewer)

### 2.4.2 FLOODING

The land is not mapped as being flood prone land according to available public records.

## 3 ENVIRONMENTAL IMPACTS

### 3.1.1 AIR QUALITY AND ODOUR

Given the nature of the development, it is not anticipated that the development will create any adverse long term air quality or odour impacts on the area. The development will require minor earthworks/civil works, in the form of:

- Water supply works
- Sewerage Works

and as such, minor dust generation is anticipated during construction works. This will be managed via the use of water trucks and water spraying where required. 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 future use of the land is not likely to be affected by or generate any adverse air quality or odour impacts. 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 as a result of approving this development.

### **3.1.2 WATER QUALITY**

The site has historically been vacant and utilised for agricultural / rural industrial purposes.

The site is not identified as having groundwater vulnerability issues and it is unlikely that groundwater would be encountered within the near surface as a result of the installation of footings for this proposal.

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

Any sewerage and wastewater from the future development will be disposed of into an approved, on site system of sewerage management in accordance with the attached land capability assessment and system specifications.

### **3.1.3 WASTE MANAGEMENT**

The development will require some minor earthworks and any overburden or spoil will be managed and disposed of in accordance with the Councils and the NSW Environmental Protection Authorities requirements.

Waste management for the future development would undertake via the location of suitability sized bins that would be collected by the owner/ or a contractor and disposed of to a Council land fill as required.

The development will not generate any noxious waste materials.

### **3.1.4 FLORA AND FAUNA IMPACTS**

The site has been predominately utilised for agricultural – and rural industrial purposes, for a number of years.

The application does not require the removal/disturbance of any vegetation.

The site is not identified on NSW Governments Biodiversity Value Map Threshold Tool, nor is any clearing proposed or required – the location of the subject development is on cleared land that has been heavily grazed.

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.

### **3.1.5 ABORIGINAL CULTURAL HERITAGE**

The site not identified as containing any Aboriginal Cultural Heritage significance and an AHIMS search was undertaken on the 24<sup>th</sup> June 2025 and identified that there are no known sites within a 1km radius to the site.

A copy of the AHIMS Search results is provided below.



## AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : Milvale

Client Service ID : 1017163

Zeb Coxsedg

Date: 24 June 2025

20 white street

Dubbo New South Wales 2830

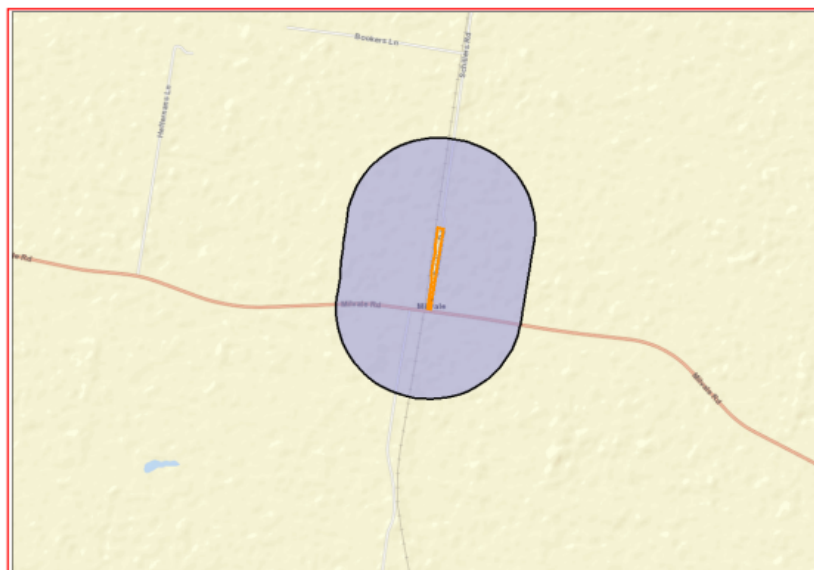
Attention: Zeb Coxsedg

Email: zeb.coxsedg@graincorp.com.au

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 1, DP:DP819848, Section : - with a Buffer of 1000 meters, conducted by Zeb Coxsedg on 24 June 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. *

Figure 7 AHIMS Search Results

### 3.1.6 HERITAGE CONSERVATION

The subject land contains an item of Environmental Heritage significance listed in Schedule 5 of the LEP, the Milvale SO41 Grain Elevator at 35 Schillers Road, Milvale. The new portable amenities would be free standing and to the south east of SO41.

Milvale	Milvale SO41 Grain Elevator	35 Schillers Road	Lot 1, DP 819848; Lot 10, DP 1043555	Local	I159
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*Figure 8 Hilltops Local Environmental Plan 2022, Page 81*



*Figure 9 Existing Grain Hopper & Silos SO41*

While the grain elevator remains original and intact, the surrounding grain infrastructure has since been extensively modified and upgraded. This proposal would not impact on the grain elevator. These upgrades would be consistent with the history and use of the existing facility and would have only minor and reversible impacts on the heritage values of the grain elevator and the rest of the facility.

## 4 PLANNING PROVISIONS

### 4.1 STATE ENVIRONMENTAL PLANNING POLICIES

Table 1 Relevant State Environmental Planning Policy Requirements

SEPP	COMMENTS
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	<p>When assessing an application for development Council must consider whether the land is contaminated, and if so, that it is suitable in its contaminated state (or will be after remediation) for the purposes of the development.</p> <p>The site is currently and has for some time, been used for rural industry purposes, and will continue to be used for such purposes if this development is approved.</p> <p>The proposal does not seek a change in land use.</p> <p>The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'significantly contaminated' or 'remediated land'.</p> <p>The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'potentially contaminated land'.</p> <p>The current owners have no knowledge of the site having been subject to either a preliminary or detailed site contamination investigation in the past. The past and existing land use of the property does not relate to an activity which would suggest the land would be contaminated.</p> <p>The current zoning, permissible land uses, and existing use of the site do not suggest that contamination may be an issue for this or adjoining sites.</p>
<i>State Environmental Planning Policy (Primary Production) 2021</i>	<p>The aims of this SEPP are as follows—</p> <p>(a) to facilitate the orderly economic use and development of lands for primary production,</p> <p>(b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,</p> <p>(c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</p> <p>(d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,</p> <p>(f) to encourage sustainable agriculture, including sustainable aquaculture,</p> <p>(g) to require consideration of the effects of all proposed development in the State on oyster aquaculture,</p> <p>(h) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</p> <p>The land is not identified as being, state significant agricultural land and</p>

the erection of a portable amenities block on an existing approved rural industry site is considered to be supporting / ancillary rural infrastructure and will facilitate the use of the land for approved rural industry purposes

## 4.2

### HILLTOPS LOCAL ENVIRONMENTAL PLAN 2022

The subject site is zoned RU1 Primary production under the provisions of the Hilltop Local Environmental Plan 2022 (LLEP2022), as illustrated in [Figure 9](#) below.

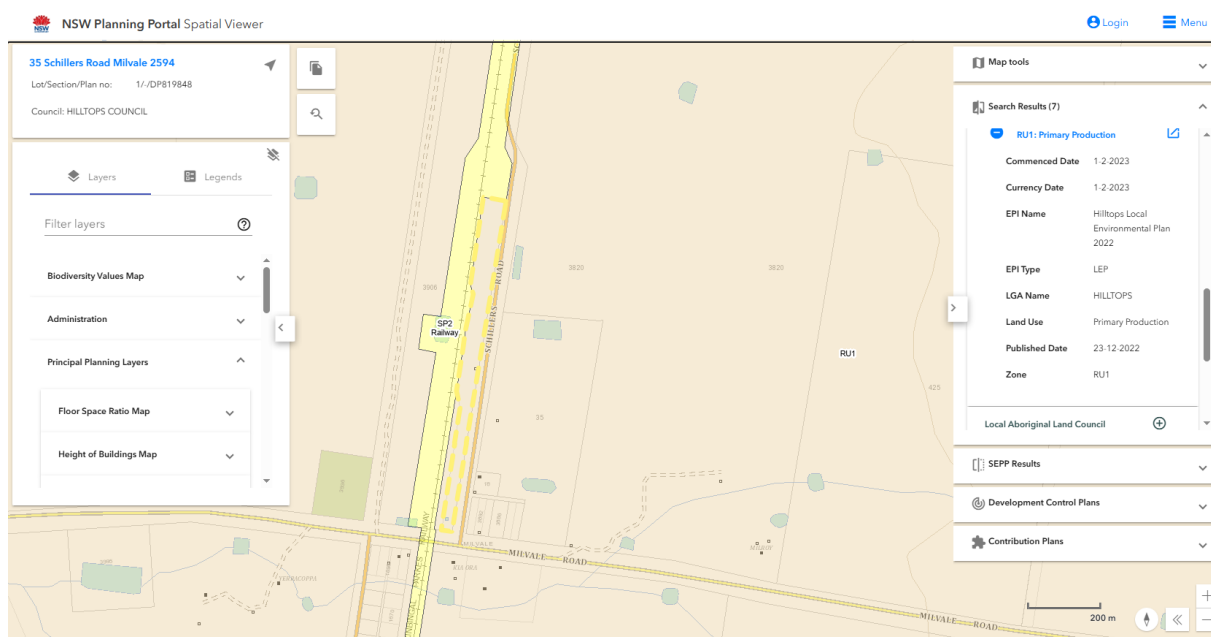


Figure 9 HLEP 2022 Zoning Map (Source: e Planning spatial Viewer)

The development is most appropriately characterised as being ancillary development to the approved rural industry use on the site.

The HLEP 2022 defines rural industry as:

**rural industry** means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following—

- (a) agricultural produce industries,
- (b) livestock processing industries,
- (c) composting facilities and works (including the production of mushroom substrate),
- (d) sawmill or log processing works,
- (e) stock and sale yards,
- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

*Note—*

*Rural industries are not a type of industry—see the definition of that term in this Dictionary.*

The development is permissible in the RU1 Primary Production zone with consent under the RU1 land use table.

An extract from the Land Use Table for the RU1 Primary Production Zone is provided below:



**Zone RU1 Primary Production**

**1 Objectives of zone**

- 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.
- To encourage competitive rural production and associated economic development by maintaining and enhancing—
  - (a) local and regional transport and communications connectivity, and
  - (b) accessibility to national and global supply chains.
- To maintain areas of high conservation value vegetation.
- To encourage development that is in accordance with sound management and land capability practices, and that takes into account the natural resources of the locality.
- To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation.
- To encourage the development of non-agricultural land uses that are compatible with the character of the zone and sustain high quality rural amenity.

**2 Permitted without consent**

Environmental protection works; Extensive agriculture; Forestry; Home occupations

**3 Permitted with consent**

Aquaculture; Bed and breakfast accommodation; Cellar door premises; Dwelling houses; Extractive industries; Farm buildings; Farm stay accommodation; Intensive livestock agriculture; Intensive plant agriculture; Light industries; Open cut mining; Roads; Roadside stalls; Rural workers' dwellings; Secondary dwellings; Any other development not specified in item 2 or 4

**4 Prohibited**

Amusement centres; Boat building and repair facilities; Car parks; Centre-based child care facilities; Commercial premises; Creative industries; Depots; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Freight transport facilities; Health services facilities; Heavy industrial storage establishments; High technology industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Marinas; Mortuaries; Passenger transport facilities; Places of public worship; Port facilities; Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; School-based child care; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wholesale supplies

*Figure 10 HLEP 2022 Zoning Table*

The objectives of the RU1 Primary Production Zone are outlined below

### 1 Objectives of zone

- 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.
- To encourage competitive rural production and associated economic development by maintaining and enhancing—
  - a.) local and regional transport and communications connectivity, and
  - b.) accessibility to national and global supply chains.
- To maintain areas of high conservation value vegetation.
- To encourage development that is in accordance with sound management and land capability practices, and that takes into account the natural resources of the locality.
- To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation.
- To encourage the development of non-agricultural land uses that are compatible with the character of the zone and sustain high quality rural amenity.

It is considered that the proposed work is consistent with the objectives of the zone as the development would not result in the fragmentation or alienation of resource lands and would not generate any land use conflicts due to its siting and mitigation measures. The proposal would maintain the rural landscape and the character of the land, and would not result in loss of high conservation value vegetation, water quality impacts, or land degradation. Sustainable primary industry uses will continue to be carried out in the area and a rural industry supports sustainable primary industry – this development is ancillary to the existing approved rural industry on the site.

Table 2 below considers the clauses of the HLEP 2022 applicable to the subject development.

*Table 2 HLEP 2022 clauses applicable to the subject development*

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT			
	CLAUSE	COMMENTS	APPLICABLE
2.4	<i>Unzoned Land</i>	Not applicable.	N/A
2.5	<i>Additional permitted uses for particular land</i>	Not applicable.	N/A
2.6	<i>Subdivision – consent requirements</i>	Not applicable.	N/A
2.7	<i>Demolition requires development consent</i>	Not applicable	N/A
2.8	<i>Temporary use of land</i>	Not applicable.	N/A
PART 3: EXEMPT AND COMPLYING DEVELOPMENT			
	CLAUSE	COMMENTS	APPLICABLE
3.1	<i>Exempt development</i>	Not applicable.	N/A
3.2	<i>Complying development</i>	Not applicable.	N/A

3.3	<i>Environmentally sensitive land</i>	Not applicable.	N/A
<b>PART 4: PRINCIPAL DEVELOPMENT STANDARDS</b>			
CLAUSE		COMMENTS	APPLICABLE
4.1	<i>Minimum subdivision lot size</i>	Not applicable.	N/A
4.1AA	<i>Minimum lot size for community title schemes</i>	Not applicable.	N/A
4.1A	<i>Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings</i>	Not applicable.	N/A
4.2	<i>Rural subdivision</i>	Not applicable.	N/A
4.2A	<i>Erection of dwelling houses and dual occupancies on land Zone RU1, Ru4 or C3</i>	Not applicable.	N/A
4.3	<i>Height of buildings</i>	Not applicable.	N/A
4.4	<i>Floor space ratio</i>	Not applicable.	N/A
4.5	<i>Calculation of floor space ratio and site area</i>	Not applicable.	N/A
4.6	<i>Exceptions to development standards</i>	Not applicable.	N/A
<b>PART 5: MISCELLANEOUS PROVISIONS</b>			
CLAUSE		COMMENTS	APPLICABLE
5.1	<i>Relevant acquisition authority</i>	Not applicable.	N/A
5.2	<i>Classification and reclassification of public land</i>	Not applicable.	N/A
5.3	<i>Development near zone boundaries</i>	Not applicable.	N/A
5.4	<i>Controls relating to miscellaneous permissible uses</i>	Not applicable.	N/A
5.6	<i>Architectural roof features</i>	Not applicable.	N/A
5.7	<i>Development below mean high water mark</i>	Not applicable.	N/A
5.8	<i>Conversion of fire alarms</i>	Not applicable.	N/A
5.10	<i>Heritage conservation</i>	<p>The subject land contains an item of Environmental Heritage significance listed in Schedule 5 of the LEP, the Milvale SO41 Grain Elevator at 35 Schillers Road, Milvale. The new portable amenities would be free standing and to the south east of SO41.</p> <p>While the grain elevator remains original and intact, the surrounding grain infrastructure has since been extensively modified and upgraded. This proposal would not impact on the grain elevator. These upgrades would be consistent with the history and use of the existing facility and would have only minor and reversible impacts on the heritage values</p>	Applicable

		of the grain elevator and the rest of the facility.  In addition, the site not identified as containing any Aboriginal Cultural Heritage significance and an AHIMS search was undertaken on the 24 <sup>th</sup> June 2025 and identified that there are no known sites within a 1km radius to the site.	
5.11	<i>Bush fire hazard reduction</i>	Not applicable.	N/A
5.12	<i>Infrastructure development and use of existing buildings of the crown</i>	Not applicable.	N/A
5.13	<i>Eco-tourist facilities</i>	Not applicable.	N/A
5.14	<i>Siding Spring Observatory – maintaining dark sky</i>	Not applicable.	N/A
5.15	<i>Defence communications facility</i>	Not applicable.	N/A
5.16	<i>Subdivision of, or dwellings on, land in certain rural, residential or conservation zones</i>	Not applicable.	N/A
5.17	<i>Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations</i>	Not applicable.	N/A
5.18	<i>Intensive livestock agriculture</i>	Not applicable.	N/A
5.19	<i>Pond-based, tank-based and oyster aquaculture</i>	Not applicable.	N/A
5.20	<i>Standards that cannot be used to refuse consent—playing and performing music</i>	Not applicable.	N/A
5.21	<i>Flood planning</i>	Not applicable.	N/A
5.22	<i>Special flood considerations</i>	Not applicable.	N/A
5.23	<i>Public bushland</i>	Not applicable.	N/A
5.24	<i>Farm stay accommodation</i>	Not applicable.	N/A
5.25	<i>Farm gate premises</i>	Not applicable.	N/A
<b>PART 6: ADDITIONAL LOCAL PROVISIONS</b>			
CLAUSE		COMMENTS	APPLICABLE
6.1	<i>Earthworks</i>	This clause applies and requires, as relevant:	Applicable

		<p>(3) Before granting development consent for earthworks, the consent authority must consider the following matters—</p> <p>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</p> <p>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p> <p>There will be minor earthworks involved in the form of:</p> <ul style="list-style-type: none"> <li>• Water supply works</li> <li>• Sewerage Works</li> </ul> <p>All earthworks required are essentially small-scale civil works and none of the works will have any adverse impact on the matters raised in this clause.</p>	
6.3	<i>Stormwater management</i>	Not applicable.	N/A
6.4	<i>Biodiversity</i>	<p>Not applicable.</p> <p>The application does not require the removal/disturbance of any native vegetation or trees.</p> <p>The site is not identified on NSW Governments Biodiversity Value Map Threshold Tool, nor is any clearing proposed or required – the location of the subject development is on a highly modified existing rural industrial site.</p>	N/A
6.5	<i>Groundwater vulnerability</i>	Not applicable.	N/A



6.6	<i>Wetlands</i>	Not applicable.	N/A
6.7	<i>Essential Services</i>	As discussed elsewhere within this report, the site is serviced by all required infrastructure, including: <ul style="list-style-type: none"> <li>• water,</li> <li>• of electricity,</li> <li>• waste disposal (New OSSM)</li> <li>• suitable vehicular access.</li> </ul>	Applicable
6.8	<i>Drinking Water Catchments</i>	Not applicable.	N/A
6.9	<i>Development along the Lachlan &amp; Boorowa Rivers &amp; Lake Wyangala</i>	Not applicable.	N/A
6.10	<i>Development on Carinya Estate</i>	Not applicable.	N/A
6.11	<i>Development control plan for development in urban release area</i>	Not applicable.	N/A

### 4.3 HILLTOP DEVELOPMENT CONTROL PLAN 2018

The following applicable provisions of the Hilltop Development Control Plan 2025 (HDCP2025) have been identified as relevant to the proposed development and are discussed in the below table.

*Table 3 Relevant HDCP2025 Clauses and Controls*

SECTION 3: ALL DEVELOPMENT			
CLAUSE/CONTROLS		COMMENTS	COMPLIES
2.8	<i>Heritage Items and Heritage Conservation Area – Additional Provisions</i>	<p>This section is applicable to the development.</p> <p>The subject land contains an item of Environmental Heritage significance listed in Schedule 5 of the LEP, the Milvale SO41 Grain Elevator at 35 Schillers Road, Milvale. The new portable amenities would be free standing and to the southeast of SO41.</p> <p>While the grain elevator remains original and intact, the surrounding grain infrastructure has since been extensively modified and upgraded. This proposal would not impact on the grain elevator. These upgrades would be consistent with the history and use of the existing facility and would have only minor and reversible impacts on the heritage values of the grain elevator and the rest of the facility.</p> <p>The proposal is consistent with all applicable controls of this section.</p>	✓

## 5 STATEMENT OF ENVIRONMENTAL EFFECTS

The likely impacts of the development are considered in the below table.

*Table 4 Likely Impacts of the Development*

PRIMARY MATTER	Comments	Impact
<i>CONTEXT AND SETTING</i>	<p>The proposed development will create no adverse impacts in terms of context and setting, the land is appropriately zoned and the surrounding area consists of similar land uses and development types.</p> <p>The scale and bulk of the development is considered consistent with adjoining and surrounding development and is appropriate in terms of both context and setting.</p> <p>The proposal is considered to be consistent with the character of the area and entirely compatible with adjacent land uses.</p>	Acceptable
<i>STREETSCAPE</i>	<p>The proposed development will not have any adverse effect on the existing streetscape. The structure is located in the centre of the site and will have no adverse impact on the streetscape.</p> <p>The proposal will not detract from the streetscape in this instance and its impact would be acceptable.</p> <p>The bulk and scale of the development is considered consistent with other developments in the locality and supports the objectives of the zone.</p>	Acceptable
<i>TRAFFIC, ACCESS, AND PARKING</i>	<p>No change to existing approved access is proposed or required and access is considered satisfactory for the purpose of this development.</p> <p>The proposed development will not cause any traffic conflicts that would reduce the efficiency and safety of the road or road network within the locality. The proposed development will not significantly increase the frequency of local traffic movements for the area, and as such it is considered that a Traffic Impact Study would not be required in support of this Development Application.</p> <p>Ample off-street car parking space is provided and complies with all Council requirements.</p>	Acceptable
<i>PUBLIC DOMAIN</i>	The development will not result in any adverse impacts to the public domain.	Acceptable
<i>UTILITIES</i>	The development will be serviced with all required services that includes power, water and electricity.	Acceptable
<i>HERITAGE</i>	The development would not impact on the grain elevator SO41 as listed within Schedule 5 of the LEP. These upgrades would be consistent with the history and use of the existing facility and would have only minor and reversible impacts on the heritage values of the grain elevator and the rest of the facility.	Acceptable

	<p>The grain elevator remains original and intact, the surrounding grain infrastructure has since been extensively modified and upgraded.</p> <p>The new portable amenities would be free standing and to the southeast of SO41</p>	
<i>OTHER LAND RESOURCES</i>	The development will have no impact on other land resources.	Acceptable
<i>WATER QUALITY AND STORMWATER</i>	The development is not anticipated to have a long-term impact on water quality.	Acceptable
<i>SOILS, SOIL EROSION</i>	Sediment and erosion control measures will be implemented as required by Council, although the minor nature of the works and the fact that no sediment will leave the site, given the structures location, and nor will the use of the footing system create erosion issues – should not require the provision of sediment and erosion controls.	Acceptable
<i>AIR AND MICROCLIMATE</i>	The development is not anticipated to have ambient air quality and microclimate impacts.	Acceptable
<i>FLORA AND FAUNA</i>	No adverse flora and fauna impacts are anticipated as the proposal will not require clearing of any vegetation from the site.	Acceptable
<i>WASTE</i>	<p>The development will undoubtedly require some minor earthworks in association with the upgrading of internal access road, and any overburden or spoil will be managed and disposed of in accordance with the Councils and the NSW Environmental Protection Authorities requirements.</p> <p>Waste management for the future development would undertake via the location of suitability sized bins that would be collected by the owner/ or a contractor and disposed of to a Council land fill as required as is the current practice.</p> <p>The development will not generate any noxious waste materials</p>	Acceptable
<i>NOISE AND VIBRATION</i>	No adverse noise or vibration impacts are anticipated as a result of the proposal. The development will not generate any unacceptable noise, or vibration impacts during construction or at post development.	Acceptable
<i>HOURS OF OPERATION</i>	No change to existing approved hours is proposed or required.	Acceptable
<i>NATURAL HAZARDS (FLOOD AND BUSHFIRE)</i>	Not applicable and this has been discussed previously in this report.	Acceptable
<i>TECHNOLOGICAL HAZARDS</i>	The development is unlikely to create any technological hazards.	Acceptable
<i>SAFETY, SECURITY AND CRIME PREVENTION</i>	<p>No adverse safety and security impacts are anticipated as a result of the proposal.</p> <p>The proposal is not life changing, will not impinge upon anyone's social, political or cultural views and will not change the way people carry out their daily lives.</p>	Acceptable
<i>SOCIO-ECONOMIC IMPACT IN THE LOCALITY</i>	<p>Short term economic benefits are expected as a result of expenditure and employment of local contractors.</p> <p>The development will also increase the quality of the work environment for staff.</p>	Acceptable

<i>SITE DESIGN AND INTERNAL DESIGN</i>	Internal and site design are considered compatible with the intended use and the expected design outcomes for the area.	Acceptable
<i>OVERLOOKING AND OVERSHADOWING</i>	Nil impacts expected. Ample setbacks to adjoining properties.	Acceptable
<i>LANDSCAPING</i>	Landscaping not proposed or required.	Acceptable
<i>CONSTRUCTION</i>	All work will be carried out to relevant BCA and Australian Standards. Work will be carried out during approved construction hours only.	Acceptable
<i>CUMULATIVE IMPACTS</i>	The development, when considered simultaneously with other developments on the site, adjoining, in the locality, or in the local area generally, is considered to have marginal and acceptable cumulative impacts.	Acceptable
<i>DISABLED ACCESS</i>	Not Applicable. The proposal is for a portable amenities block – the class of building under the BCA is a class 10a no accessibility requirements are relevant or applicable to class 10a buildings under the NCC.  Irrespective, the site and buildings located upon it would be eligible for the accessibility exemptions provided under clause D4D5 of Volume 1 of the NCC as the nature of the site and uses conducted upon it would pose a health or safety risk for people with a disability.	Not applicable
<i>SIGNAGE</i>	Not applicable. No signage is proposed.	Not applicable
<i>SETBACKS AND BUILDING ENVELOPES</i>	The setbacks proposed for the development have been discussed elsewhere in this report.  All setbacks are compliant with Council and NCC requirements.	Acceptable

## 6 CONCLUSION

This SEE report has been prepared to support a Development Application for the installation of a portable amenities block (Toilets) and located on the land known as 35 Schillers Road, Milvale, NSW, 2594.

The proposal has been described and discussed in previous sections of this report and has been considered in respect of the relevant planning framework that is applicable to this proposed development. The proposal is considered to be permissible for the following reasons:

- The proposal is permissible under the provisions of the Hilltops Local Environmental Plan 2022 and meets the objectives of the applicable RU1 Primary Production Zone;
- The proposal complies with the applicable controls of the Hilltops Development Control Plan 2025; and
- The proposal would not have any significant adverse environmental consequences, nor would it have an adverse effect on the area or surrounding residents.

As demonstrated throughout this report, the development is permissible with consent, subject to a merit's assessment.