

STATEMENT OF ENVIRONMENTAL EFFECTS

Accompanying Statement of Environmental Effects in accordance with Part 3 of the Environmental Planning and Assessment Regulation 2001 for Development Applications.

This document is to assist the application to identify the environmental impacts of their development proposal and help provide sufficient information to Council to allow for a full and proper development assessment Part 4 of the EP&A Act 1979.

APPLICATION DETAILS

Applicant Name:	1108-23 Manilla Glass
Location:	Lot: 3 DP: 841359 Street Address: 4 Station Street, Manilla
Development Proposal:	Proposed Industrial Alterations + Additions

DESCRIPTION OF THE DEVELOPMENT

Describe the current use of the site.

Manilla Glass is an existing workshop that manufacturers aluminium framed glazed windows + doors.

The proposed new additions objective is to provide a showroom area for display of products.

DESCRIPTION OF THE SITE

Describe the existing buildings on the site.

The site currently has an 868sqm building which contains a workshop, warehouse, office + amenities

The site is an 1810sqm block with gravel hardstand driveway areas + 2 kerb laybacks for site access off Station Street

Are there any easements on the site?

☐ No ☒ Yes

A 3.0m wide easement to drain sewer.....

Flood Planning Area	☒ No ☐ Yes ☐ N/A
Airport Obstacle Limitation Surface	☒ No ☐ Yes ☐ N/A
Biodiversity Values Map	☒ No ☐ Yes ☐ N/A
Aboriginal heritage area/objects	☒ No ☐ Yes ☐ N/A
Bush Fire Prone Area	☒ No ☐ Yes ☐ N/A
Mine Subsidence Area	☒ No ☐ Yes ☐ N/A
Heritage Item	☒ No ☐ Yes ☐ N/A
Heritage Conservation Area	☒ No ☐ Yes ☐ N/A

COMPLIANCE WITH RELEVANT PLANNING CONTROLS

Does the application seek a variation, or is subject to the provisions from any of the following planning controls:

Local Environmental Plan 2010	☒ No ☐ Yes
Local Development Control Plan 2010	☒ No ☐ Yes
Any other relevant State Environmental Planning Policies?	
SEPP No. 44 – Koala Habitat Protection (For lots over 1ha)	☐ No ☐ Yes ☒ N/A
SEPP No. 55 – Remediation of Land	☐ No ☐ Yes ☒ N/A
SEPP No. 64 – Advertising and Signage	☐ No ☐ Yes ☒ N/A
SEPP (Building and Sustainability: Index) 2004	
☐ No ☐ Yes ☒ N/A	

Additional comments below and a justification to supporting a variation.

CONTEXT AND SETTING

Will the development:

Be visually prominent within the surrounding area?

☒No ☐Yes

Be consistent with existing building height or setback controls contained within Council's Development Control Plan?

☐No ☒Yes

Additional comments below:

DEMOLITION

Describe structures/building to be demolished:

There is no proposal to demolish any existing structures on the site. There are some minor alterations internally including the removal of sections of wall and the removal of the existing shop front.

EXISTING BUILDINGS

Additions to existing building

☐No ☒Yes

Alterations to existing building

☐No ☒Yes

Describe additions/alterations:

There are some minor alterations internally including the removal of sections of internal walls and the removal of the existing shop front.....

NEW BUILDINGS

Describe:

The new building will be a timber framed building with Hardies Scyon Linea cladding, the new building will join the existing shed structure creating an attached element to be used as a showroom + reception area

SERVICES + INFRASTRUCTURE

Water Supply	☒ Reticulated (town) Water	☐ Bore	
	☐ Water Tank - Tank Size		
Effluent Disposal	☒ Reticulated (town) Sewer	☐ On-site Disposal	
	☐ Other		
Stormwater Disposal	☒ Street Drainage	☐ Rainwater Tank	☐ Easement
	☐ On-site	☐ Tank Overflow	☐ Other
Electricity	☒ Connection to Mains	☐ Solar Panels	
	☐ Other		
Telecommunication	☒ Connection to Network	☐ Nil Proposed	
Access	☒ Existing Road/driveway	☐ New Driveway	
	☐ Right of Carriage Way	☐ Access from a Classified Road	
Waste Disposal	☒ Kerb side Collection	☐ Private Contractor	
	☐ Other		

OPERATIONAL DETAILS

Description of Development to be carried out:

The proposed additions will not alter the use or existing operational details of the business

Hours of Operation - 7.00AM – 5.00PM.....

Days of Operation - Mon – Fri.....

Number of Employees -6.....

Vehicles to Access the site:

- ☐ Small Rigid ☐ B-Double ☐ Articulated vehicle
- ☐ Utility Vehicle ☐ Passenger car ☐ Heavy Rigid Vehicle
- ☒ Medium Rigid Vehicle ☐ Other

Details of deliveries to site:

.....

Vehicles that pick up or deliver products, beside staff + customer passenger vehicles, include rigid 8m bed truck and delivery Van.....

.....

Customers:

Details of customers accessing the site:

.....

Customers generally visit the site via general passenger size vehicles.

.....

Vehicle Movements:

Number of light/passenger vehicles per day:

2 customer visits per day

Number of heavy vehicles per day:

1 delivery vehicle a week

Details of any plant/machinery used on site:

A forklift is occasionally used on site

Liquid trade Waste:

☒ No ☐ Yes

What liquid waste would be generated by the development?

n/a

How is Liquid Trade Waste managed?

.....

n/a

.....

Solid Waste:

☐ No ☒ Yes

What solid waste would be generated by the development?:

.....

Aluminium scrap metal solid waste is disposed of in a skip bin, collected every 3 months by private contractor

General waste is disposed of in regular red bin collected once a week by Council

How will solid waste be stored on site and disposed of off site?:

.....

Waste is stored on site in the appropriate bins until collected via private contractor or Council.....

.....

PERMISSIBILITY

What is the zoning of the land under the LEP? E4 General Industrial.....

What is the land use definition of the development? Industrial.....

Is the proposed development permissible under the LEP? Yes.....

Does the development propose to vary a development standard? ☒No ☐Yes

If yes, nature of variation?:

.....

n/a.....

Other LEP provisions applicable to the development and details of how the development complies?

.....

.....

.....

DCP provisions applicable to the development and details of how the development complies?

.....

The new additions maintain the buildings size and scale similar to existing buildings in the area. Setback and site access are maintained. The new additions will contribute a positive form + function to the site.

.....

IMPACTS OF THE DEVELOPMENT

Air Impacts

Will the development result in any form of air pollution? ☒No ☐Yes

If yes, describe type of air pollution, smoke, dust, gases?

.....

Describe expected air quality impacts?

.....

No known impacts to air quality.....

.....

How will the development be managed to avoid impacts on air quality?

.....

n/a.....

.....

Noise Impacts

Will the development result in any form of noise pollution? ☒No ☐Yes

If yes, describe type of noise pollution, equipment, traffic, plant/machinery?:

.....
n/a.....
.....

Describe expected noise quality impacts?

.....
The workshop uses typical manufacturing type tools including cutting, grinding and compressed air, majority of usage is carried out within the existing workshop building, all tools are acceptable in industrial zones.....
.....

How will the development be managed to avoid impacts on noise quality?

.....
The majority of machine and tool usage is carried out within the workshop building.....
.....

Water Impacts

Will the development result in any form of surface or ground water pollution? ☒No ☐Yes

If yes, describe type of water pollution, runoff, chemicals, oil/grease, excavation?:

.....
Describe expected water quality impacts?

.....
n/a.....
.....

How will the development be managed to avoid impacts on water quality?

.....
n/a.....
.....

Vegetation Impacts

Will the development result in any removal of vegetation from the site? ☒No ☐Yes

If yes, describe type of vegetation to be removed?:

.....
n/a.....
.....

Will the development be carried out on an area of Biodiversity Values
on the Biodiversity Values Map?

☒No ☐Yes

Will the development involve clearing of native vegetation
above clearing threshold?

☒No ☐Yes

Is the proposed development likely to significantly affect threatened species or ecological communities, or their habitats?

(pursuant to section 7.3 Biodiversity Conservation Act 2016)

☒No ☐Yes

Does the development comply with the Koala Habitat SEPP?

Clause 9 - Site on Koala DA Map

☒No ☐Yes

Bushfire Prone Land

Is the site mapped as bush fire prone?

☒No ☐Yes

If yes, does the development comply with the standard for
of Planning for Bush Fire Protection 2019?

n/a

☐No ☐Yes

Flood Prone Land

Is the site mapped as being within a flood planning area?

☒No ☐Yes

Describe how the development is compatible with the flood hazard of the land?

n/a.....

Demonstrate that the development is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affection of other development or properties.

n/a.....

Outline the measures to manage risk to life from flood.

n/a.....

Demonstrate that the development is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.

n/a.....

Social Impacts

Demonstrate that the development is not likely to result in unsustainable social or economic costs to the community as a consequence of flooding.

n/a.....

Heritage Items

Will the development impact on any items/areas/objects of heritage significance?

LEP Heritage Item ☒No ☐Yes

LEP Conservation Area ☒No ☐Yes

Aboriginal or Archaeological Site or Place ☒No ☐Yes

What is the effect of the proposed development on the heritage significance of the item or area concerned?

n/a.....
.....

What measures have been included in the development to avoid or minimise impact on the heritage item/area/object?

n/a.....
.....

TRAFFIC, ACCESS + PARKING

Will the development result in a significant increase in traffic compared to the existing traffic on the street it will gain access from? ☒No ☐Yes

Can all vehicles that are required to access the site, enter and exit the site in a forward direction? (e.g. delivery trucks, waste collection trucks etc) ☐No ☒Yes

Do any new driveways/roads achieve Safe Intersection Sight Distance (SSID) in accordance with Austroads/AS2890? ☐No ☒Yes

Does the development provide sufficient parking on site in accordance with Council's DCP? ☐No ☒Yes

CONTEXT + SETTING

Overshadowing

Will the development result in overshadowing of any properties? ☒No ☐Yes

Describe impacts?

n/a.....
.....

Outline measures to reduce impacts.

The new additions do not exceed the existing height of the buildings already on site.....
.....

Visual Privacy

Will the development result in adverse impact in visual privacy for adjoining properties? ☒No ☐Yes

Describe impacts?

n/a.....
.....

Outline measures to reduce impacts.

The visual impact of the development would be considered positive providing an aesthetic enhancement adding a functional addition to the existing building.

Acoustic Privacy

Will the development result in adverse impact in acoustic privacy for adjoining properties? ☒No ☐Yes

Describe impacts?

The building is located in an existing Industrial zone, no acoustic impacts are considered an issue

Outline measures to reduce impacts.

n/a

Visual Impacts

Will the development result in adverse visual impacts? ☒No ☐Yes

Describe impacts?

The new additions are attached to an existing industrial building, no adverse impact are anticipated

Outline measures to reduce impacts.

n/a

Local Character

Will the development be consistent with the existing and desired future character of the area in which it is located?

☐No ☒Yes

Describe impacts?

The new additions are industrial in form + function within an existing industrial zone, no anticipated adverse impacts to the area.

Outline measures to reduce impacts.

n/a

Economic Impacts

Is the development like to have any economic impacts in the locality?

☒No ☐Yes

Describe impacts?

.....
The new additions will employ local trades to carry out the work, on completion, it is anticipated that the project will improve the day to day running of the business, maintaining a long term future prospects for the local business
.....

Outline measures to reduce impacts.
.....

n/a.....
.....

Social Impacts

Is the development like to have any social impacts in the locality?

☒No ☐Yes

Describe impacts?
.....

The business is a locally owned and operated window manufacturer, supporting the community and local economy
.....

Outline measures to reduce impacts.
.....

n/a.....
.....

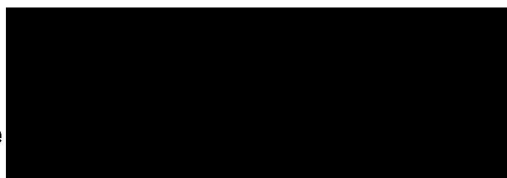
This industrial area has been planned in anticipation of encouraging and securing industrial manufacturing related developments into the region. With the location of the business being accessible to local construction projects, supporting the development is a positive addition to the area.

The new project for Manilla Glass aims to service the local construction industry needs by distributing locally and benefiting the community, it is meeting and improving the day-to-day needs of the potential customers.

By attracting industrial related opportunities the proposed development at Station Street, Manilla aims to contribute positively to the existing region and provide benefits to the local economy and surrounding community.

DECLARATION

Applicant's Signature



Date

28/10/2025