

Prepared by GrainCorp Operations Pty Ltd



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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 Sample Stand (structure) and to be located on the land known as 270 Wurrup Road, Bribbaree, 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.

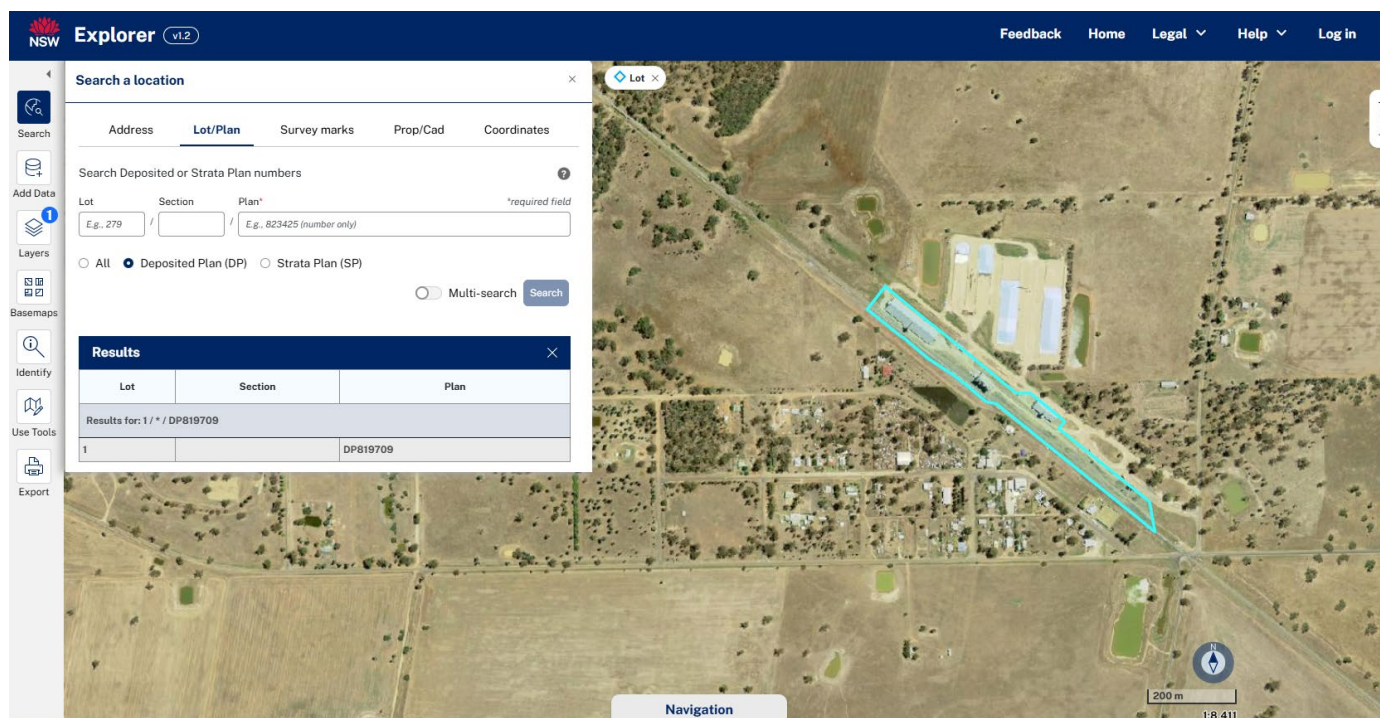


Figure 1 Aerial Image of the Development Site and Surrounds (Source: Six Maps)

The subject land is on the western side of Wurrup Road next to the village of Bribbaree. Milvale is a rural village off the Mary Gilmour Way around 63 km Northeast of the township of Temora and around 51 km Northwest of the township of Young.

The development site is irregular in shape, has a frontage to Wurrup Road and is zoned RU5 Village under the provisions of the Hilltops Local Environmental Plan 2022 Surrounding and adjoining lots are 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 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;

- 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 270 Wirrup Road, Bribbaree, NSW, 2594 and is legally described as Lot 1, DP 819709

As previously identified, the lot is irregular in shape, incorporates an approximate area of 4.3 total with 2.2 ha within the Hilltop's Shire boundary. The site 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 Wirrup 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 RU5 Village 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 North & East. 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.

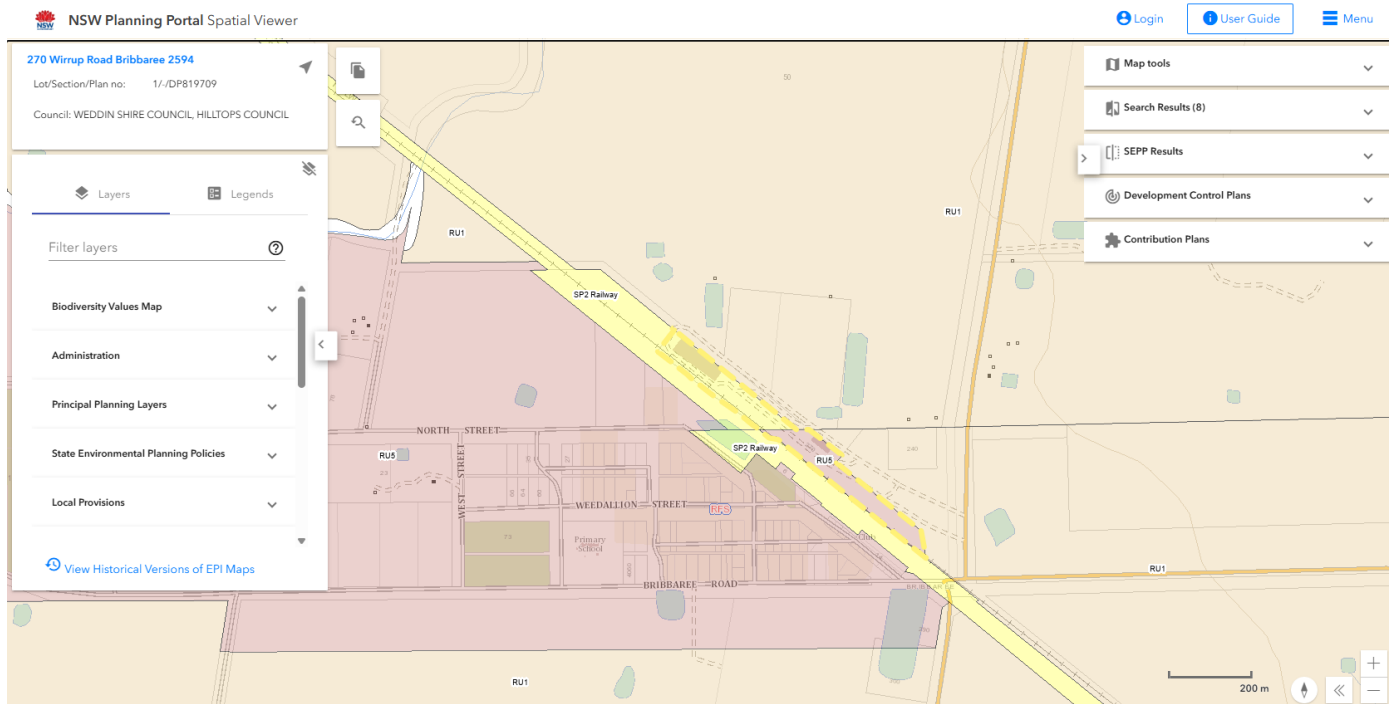


Figure 2 Base Map (Source: NSW Planning Portal Spatial Viewer)

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

The site serviced by recirculated power, it is unknown at the time of developing this SSOE current status of reticulated sewer or water infrastructure onsite.

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 Sample Stand building is routine and minor in nature and will create no adverse environmental or amenity impacts, noting an existing sample stand of similar size & amenity nature is located 25m from the proposed location of the new building.
- 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 Sample Stand building that is ancillary to existing and approved rural industry land uses being undertaken at the site.

The proposed new Sample Stand building incorporates approximate dimensions of:

- 22 metres long;
- 3.2 metres wide; and

- 5.7 metres high

The structure incorporates an area of 70.4 m² and will house the following:

- 1 x Sampling room
- 1 x Sampling deck
- 2 x Storage containers

The proposed structure incorporates the following construction components and finishes:

- To meet relevant Australian Standards & National Construction Code BCA Volume 2
- All components to be vermin & bird proof
- 40 ft & 20 ft Shipping Containers with additional internal strengthening posts
 - Shipping Container doors to have ability to open from inside the container as per Hilltop's Shire DCP Section 6.8
- 200 x 100 x 6 RHS continuous floor beams
- 100 x 100 x 5 SHS Roof columns
- Subfloor is 19mm F11
- Floor covering is slip resistant vinyl
- Outward facing doors with automatic closures & Lever style door handles
- Platforms, Walkways & Stairs to comply with AS1657
- Window glazing to meet AS1288 with security bars installed
- Colour preference
 - Exposed structural steel to be Hot Dip Galvanised
 - Cladding & containers – Classic Cream
 - Flashing gutters & Frames – Storm Grey

The proposed structure will be installed on concrete 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 structure will incorporate minimal 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. However, a small tank will be install to capture run off. Tank overflow line will be trenched away from the building. 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 structure will be connected to this reticulated supply via underground trench.

The proposal is being installed to provide an updated Sampling building 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 stand will be used to service both no harvest (FTE Staff) and harvest staff.

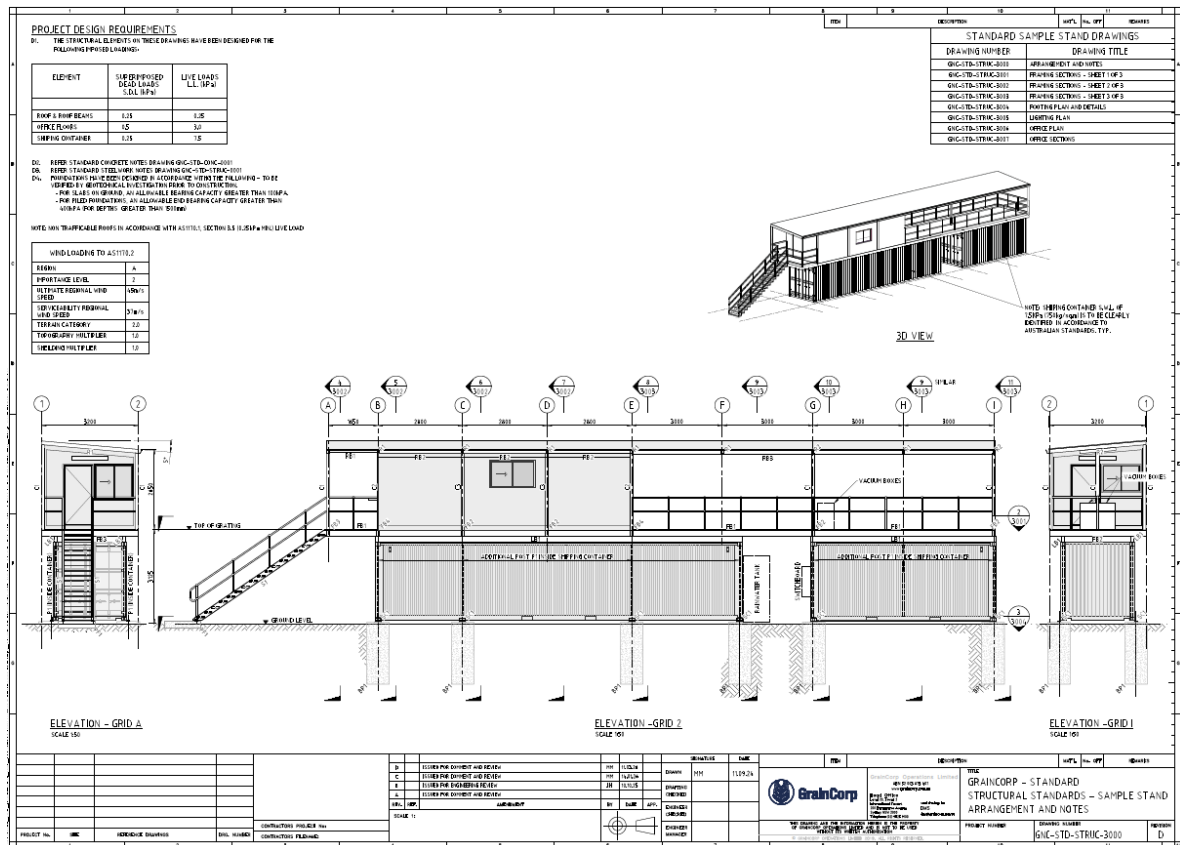


Figure 4 Proposed GA Plan (Source: GrainCorp)

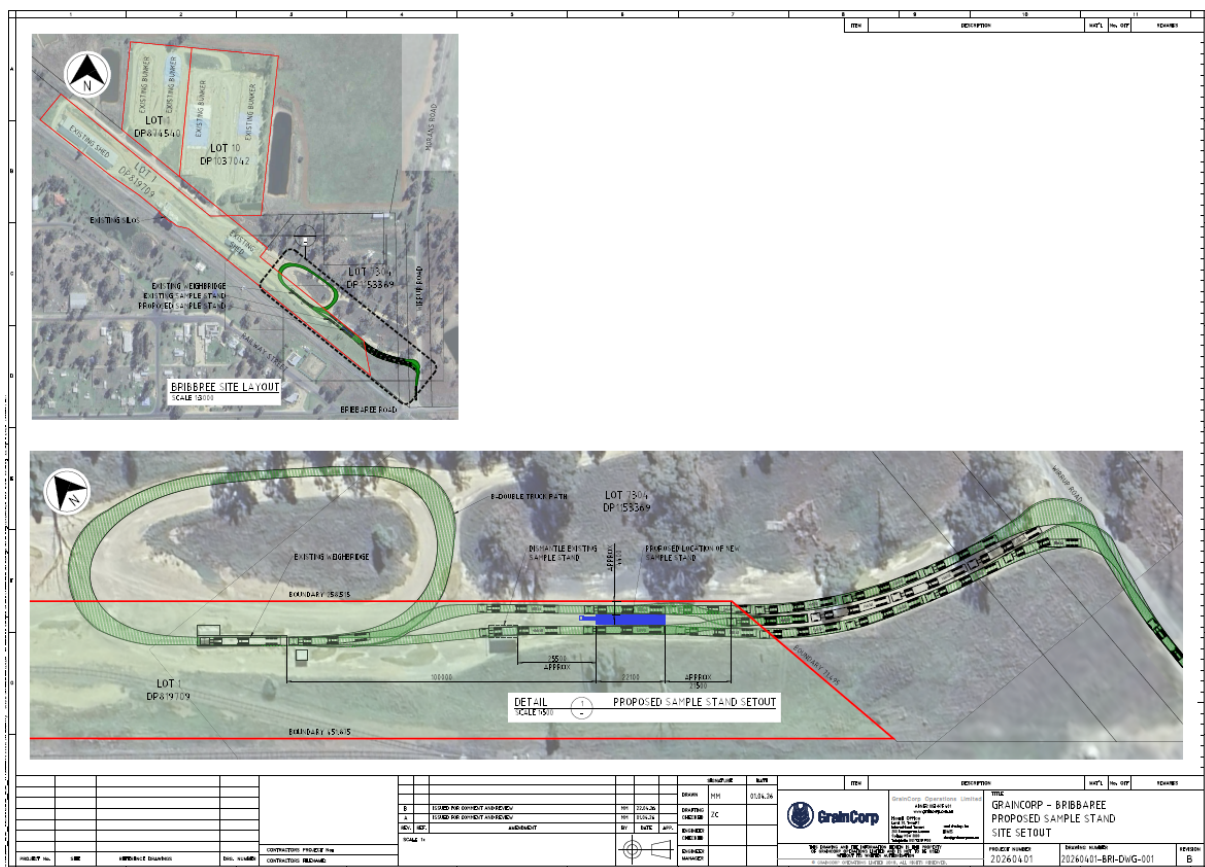


Figure 5 Proposed Site Plan (Source: GrainCorp)

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

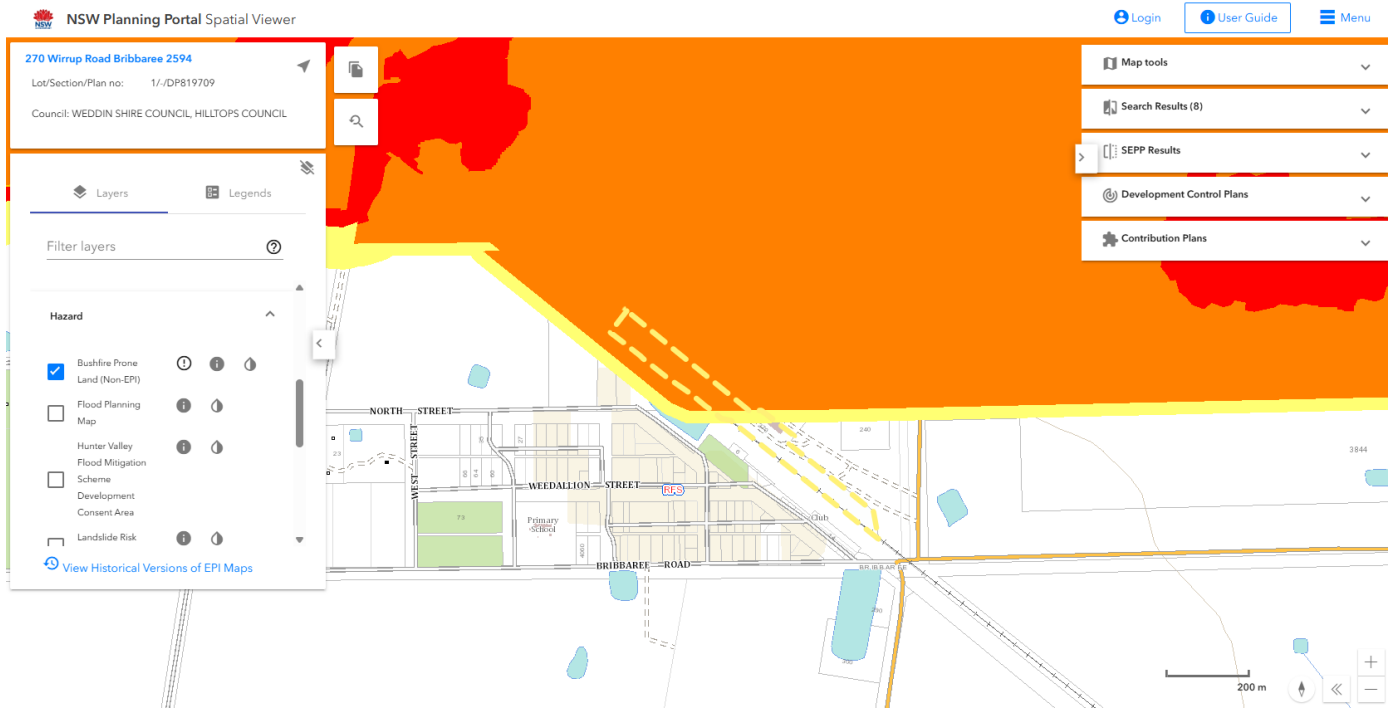


Figure 6 Bushfire mapping layer (Source: NSW Planning Portal Spatial Viewer)

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:

- Pier footing excavations

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.

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. Existing roads & truck marshalling area will be utilised.

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 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 17th March 2026 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.



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : Bribbaree

Client Service ID : 1102869

Zeb Coxsedge

Date: 17 March 2026

20 white street

Dubbo New South Wales 2830

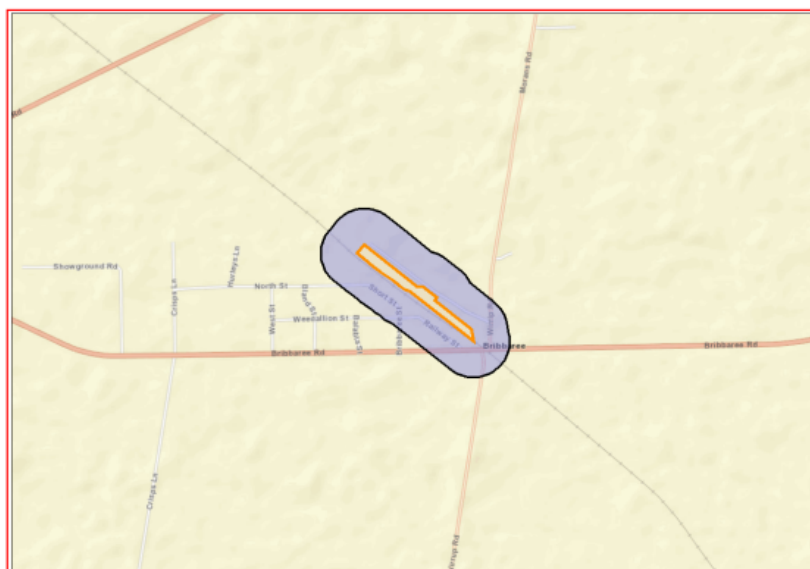
Attention: Zeb Coxsedge

Email: zeb.coxsedge@graincorp.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP819709, Section : - with a Buffer of 200 meters, conducted by Zeb Coxsedge on 17 March 2026.

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 no items of Environmental Heritage significance as per Schedule 5 of the Hilltops Local Environmental Plan 2022

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>	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. 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. The proposal does not seek a change in land use. The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'significantly contaminated' or 'remediated land'. The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'potentially contaminated land'. 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. 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.
<i>State Environmental Planning Policy (Primary Production) 2021</i>	The aims of this SEPP are as follows— (a) to facilitate the orderly economic use and development of lands for primary production, (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, (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, (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,

	(f) to encourage sustainable agriculture, including sustainable aquaculture, (g) to require consideration of the effects of all proposed development in the State on oyster aquaculture, (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. The land is not identified as being, state significant agricultural land and the erection of a portable Sample Stand on an existing approved rural industry site is considered to be supporting / ancillary to existing infrastructure and will facilitate the use of the land for approved purposes
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4.2 HILLTOPS LOCAL ENVIRONMENTAL PLAN 2022

The subject site is zoned RU5 Primary production under the provisions of the Hilltop Local Environmental Plan 2022 (LLEP2022), as illustrated in Figure 9 below.

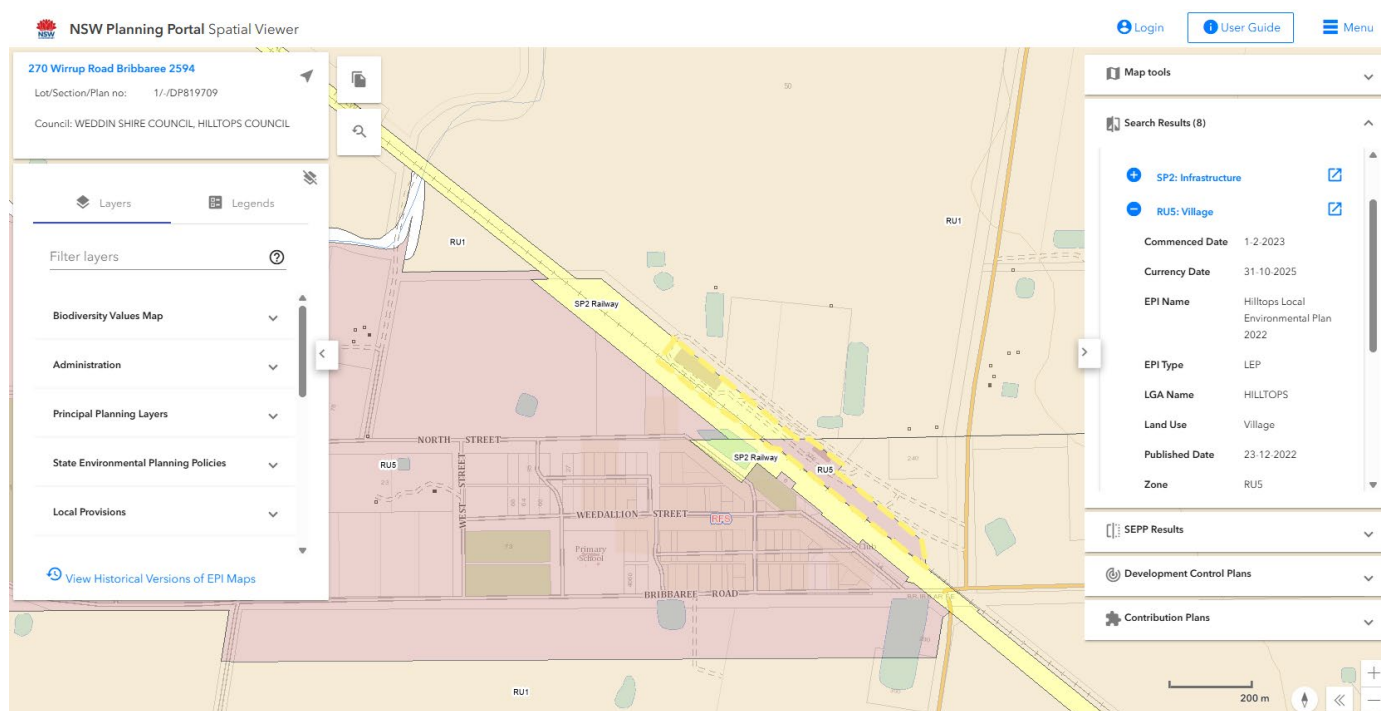


Figure 9 HLEP 2022 Zoning Map (Source: e Planning spatial Viewer)

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

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 RU5 Village zone with consent under the RU5 land use table.

An extract from the Land Use Table for the RU5 Village Zone is provided below:

Zone RU5 Village

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities.
- To promote and encourage development that will strengthen the character and economies of Hilltops villages.
- To enable a range of development, including diverse housing forms and complementary business uses taking into account the distinct character of each village.

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Sewage reticulation systems; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Charter and tourism boating facilities; Co-living housing; Correctional centres; Creative industries; Crematoria; Eco-tourist facilities; Electricity generating works; Extractive industries; Farm buildings; Forestry; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Helipads; High technology industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Landscaping material supplies; Local distribution premises; Marinas; Mooring pens; Moorings; Multi dwelling housing; Open cut mining; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Sewerage systems; Sex services premises; Specialised retail premises; Timber yards; Warehouse or distribution centres; Water recreation structures

Figure 10 HLEP 2022 Zoning Table

The objectives of the RU5 Village Zone are outlined below

1. Objectives of zone

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities.*
- *To promote and encourage development that will strengthen the character and economies of Hilltops villages.*
- *To enable a range of development, including diverse housing forms and complementary business uses taking into account the distinct character of each village.*

The proposed replacement and upgrade of the existing sample stand is consistent with the objectives of the RU5 Village zone. The grain receival facility has long supported the local economy and remains essential to the function and identity of the township. The upgraded sample stand improves operational efficiency and safety, particularly during the harvest period, will aid in the prevention of truck queueing on the main road—reducing traffic conflict and supporting the orderly functioning of the village.

As the structure directly supports an existing, established land use on the outskirts of town, it does not increase demand for public infrastructure or services. Instead, it strengthens the viability of a key local industry while remaining compatible with the rural village setting that the zone aims to protect.

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
PART 4: PRINCIPAL DEVELOPMENT STANDARDS			
	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
PART 5: MISCELLANEOUS PROVISIONS			
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>	Not applicable.	N/A
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
PART 6: ADDITIONAL LOCAL PROVISIONS			
CLAUSE		COMMENTS	APPLICABLE
6.1	<i>Earthworks</i>	This clause applies and requires, as relevant: <i>(3) Before granting development consent for earthworks, the consent authority must consider the following matters—</i> <i>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</i> <i>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</i> <i>(c) the quality of the fill or the soil to be excavated, or both,</i> <i>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</i> <i>(e) the source of any fill material and the destination of any excavated material,</i> <i>(f) the likelihood of disturbing relics,</i> <i>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</i> <i>(h) Appropriate measures proposed to avoid, minimize or mitigate the impacts of the development</i> There will be minor earthworks involved in the form of: Pier footing excavations 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.	Applicable
6.2	<i>Essential Services</i>	As discussed elsewhere within this report,	Applicable

		the site is serviced by all required infrastructure, including: • Electricity, • waste disposal • suitable vehicular access. Water services within the site & surrounding town are potable.	
6.3	<i>Biodiversity</i>	Not applicable. The application does not require the removal/disturbance of any native vegetation or trees. 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.	N/A
6.4	<i>Riparian land and watercourses</i>	Not applicable	
6.5	<i>Groundwater vulnerability</i>	Not applicable.	N/A
6.6	<i>Salinity</i>	Not applicable.	N/A
6.7	<i>Highly erodible soils</i>	Not applicable.	N/A
6.8	<i>Drinking Water Catchments</i>	Not applicable.	N/A
6.9	<i>Development along the Lachlan & Boorowa Rivers & 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 2025

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
2.11	<i>Village Development – Zone RU5</i>	This section is applicable to the development. The proposed replacement and upgrade of the existing sample stand is consistent with the objectives of the RU5 Village zone. The grain receival facility has long supported the local economy and remains essential to the function and identity of the township. The upgraded sample stand improves operational efficiency and safety, particularly during the harvest period, will aid in the prevention of truck queueing on the main road—reducing traffic conflict and supporting the orderly functioning of the village. As the structure directly supports an existing, established land use on the outskirts of town, it does not increase demand for public infrastructure or services. Instead, it strengthens the viability of a key local industry while remaining compatible with the rural village setting that the zone aims to protect. The proposal is consistent with all applicable controls of this section.	✓
4.8	<i>Use of Shipping Containers</i>	This section is applicable to the development. As per the supplied plans & previous description, 2 shipping containers are utilized as part of the proposed structure. Being they are designed & certified within the structure, of brand-new condition & non-intrusive coloring, it is deemed the containers are suitable within the required objectives. Additionally, container access doors will be modified with ability to open from the inside as per ASC2.4. The proposal is consistent with all applicable controls of this section.	✓

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>	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. 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. AS4282 compliance will be adhered to with respect to the flood lighting installation. Each flood light will be directed downwards, ensuring the main beam angle is kept below 70 degrees. As the purpose of the proposal is to replace an existing use building within close vicinity to the original location, it is considered to be consistent with the character of the area and entirely compatible with adjacent land uses.	Acceptable
<i>STREETSCAPE</i>	The proposed development will not have any adverse effect on the existing streetscape. The structure is located in the center of the site and will have no adverse impact on the streetscape. The proposal will not detract from the streetscape in this instance and its impact would be acceptable. The visual Amenity will remain unchanged as the selection of colours will remain consistent with the existing building colour scheme – Galvanised steel & classic cream/white cladding. In addition, the closest neighboring building has been reviewed as a gauge to ensure similarity of colour finishes within the locality. The building (Bribbaree Bowling Club) encompasses a metallic Zinalume roof & Yellow/beige surrounding wall sheeting. The bulk and scale of the development is considered consistent with other developments in the locality and supports the objectives of the zone.	Acceptable
<i>TRAFFIC, ACCESS, AND PARKING</i>	No change to the existing approved site access is proposed or required as part of this development. The existing access arrangement is considered satisfactory for the intended use and continues to comply with Council requirements. The proposed development will not increase the volume of truck movements to or from the site, nor will it intensify the approved use of the receival facility. Accordingly, the development will not generate additional traffic or adversely affect the efficiency, safety, or operation of the surrounding road network. The relocation of the grain sample stand is specifically intended to improve on-site traffic flow and operational safety. The existing sample stand was poorly located, resulting in trucks being unable to pull forward clear of the stand after sampling due to the proximity of the tare off road immediately in front of the building. This arrangement increased the time each truck spent at the sampling point and regularly led to queuing extending back towards the adjoining public road, particularly during peak harvest periods.	Acceptable

	Under the proposed layout, trucks will be able to pull forward clear of the sample stand after sampling, allowing the next vehicle to commence sampling simultaneously. This improves operational efficiency, reduces dwell time at the sampling station, and significantly reduces the likelihood of truck queuing onto the public road, as demonstrated on the submitted site plan. Given that the proposal does not increase traffic volumes and will actively reduce queuing and potential conflict points, it is considered that the development will result in a net improvement to traffic safety and site access conditions. On this basis, a Traffic Impact Study is not considered necessary to support the Development Application. Ample off-street car parking is provided within the site and continues to comply with all relevant Council requirements.	
<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 will have no impact on Heritage Conservation as the subject land contains no items of Environmental Heritage significance as per Schedule 5 of the Hilltops Local Environmental Plan 2022	Acceptable
<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. Additionally, a small tank will be installed to capture run off. Tank overflow line will be trenched away from the building & roadway. The site is over 4 hectares in area and the proposal will create no onsite or offsite stormwater management or erosion issues.	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>	The development will undoubtedly 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 as is the current practice. The development will not generate any noxious waste materials	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>	No adverse safety and security impacts are anticipated as a result of the proposal. 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.	Acceptable
<i>SOCIO-ECONOMIC IMPACT IN THE LOCALITY</i>	Short term economic benefits are expected as a result of expenditure and employment of local contractors. The development will also increase the quality of the work environment for staff & truck drivers.	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 Sample Stand Structure – 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	Not applicable

	conducted upon it would pose a health or safety risk for people with a disability.	
<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 Sample Stand located on the land known as 270 Wirrup Road, Bribbaree, 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 RU5 Village 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.