

CL COMMODITIES PTY LTD

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Statement of Environmental Effects

Development Application – Extension of Harvest Operating Hours

Brundah Street, Grenfell (Lot 1 DP 819405), West Street, Grenfell (Lot 2, DP 819405) & Grafton Street, Grenfell (Lot 461, Lot 462 & Lot 1159 DP 754578) | Applicant: CL Commodities Pty Ltd

1. Introduction

This Statement of Environmental Effects accompanies a Development Application by CL Commodities Pty Ltd to extend the permitted operating hours during harvest at its Grenfell grain storage and handling operation, comprising Brundah Street, Grenfell (Lot 1 DP 819405) (bulk grain storage/receival) and Grafton Street, Grenfell (Lot 461, Lot 462 & Lot 1159 DP 754578) (bulk grain storage/receival and seed cleaning unit), and West Street, Grenfell (Lot 2 DP 819405) (bulk grain storage/receival). TWO sites are zoned industrial (IN) under the Weddin Local Environmental Plan 2011, and no change to the existing use, built form, plant or capacity is proposed at either site — only to the hours during which each already-approved operation may run. One site is (Lot 2 DP 819405) is zoned R1 (General Residential) with an existing use.

Importantly, the extended hours will not increase throughput: the same seasonal grain volume is received either way. Longer hours simply let the site fill at its normal rate without turning grain away once the current cut-off is reached each evening, diverting it to competitor sites.

2. Sites and Existing Hours

Site	Current Hours	Proposed
Brundah Street, Grenfell (Lot 1 DP 819405 — bulk storage/receival (NOD 59/2015, Cond. 4(4))	Regular: Mon–Sat 7am–6pm, no Sunday work. Harvest (1 Sep–31 Dec): Mon–Sat 7am–9pm, Sun 8am–9pm.	Harvest Hours: 7am–midnight, 7 days, mid-Oct–mid-Jan. Regular hours unchanged. DA relates to Lot 1 DP 819405)
West St, Grenfell (Lot 2 DP 819405) - bulk storage/receival	Regular: Mon–Sat 7am–6pm, no Sunday work. Harvest (1 Sep–31 Dec): Mon–Sat 7am–9pm, Sun 8am–9pm.	Harvest Hours: 7am–midnight, 7 days, mid-Oct–mid-Jan. Regular hours unchanged. DA relates to Lot 2 DP819405.
Grafton Street, Grenfell (Lot 461, Lot 462 & Lot 1159 DP 754578) — bulk storage/receival, seed cleaning (NOD 30/2010, Cond. 6(3))	Seed Cleaning: Mon–Fri 8:30am–5pm; no weekend/public holiday work. Receival: Regular: Mon–Sat 7am–6pm, no Sunday work. Harvest (1 Sep–31 Dec): Mon–Sat 7am–9pm, Sun 8am–9pm.	7am–midnight, 7 days, mid-Oct–mid-Jan (same as Brundah Street). Regular hours unchanged. Seed cleaning operating hours unchanged. DA relates to (Lot 461, Lot 462 & Lot 1159 DP 754578

Actual use of the extended window is expected to be limited to the *one to two busiest weeks of harvest each season*. The wider mid-October to mid-January window simply allows for early or late seasons; it is not sought as a standing 7am–midnight operation.

3. Planning Assessment

- Two sites are zoned IN (Industrial) — grain storage and handling is an established, approved use; no change of use or built form is proposed.
- Lot 2 DP 819405 is zoned R1 (General Residential) with an existing use.
- Consistent with the Weddin DCP 2014 requirement to state hours of operation, and with State Environmental Planning Policy (Primary Production and Rural Development) 2021, which supports infrastructure servicing agricultural production.
- No new environmental planning matters are engaged beyond those already considered for the existing consents — the application is limited to hours of operation.

4. Impact Assessment — No Net Increase

- Traffic: truck movements at both sites are driven by total seasonal grain volume, not the hours available. Extended hours spread the same movements over a longer window rather than adding trips and should reduce evening queuing at the current cut-off.
- Access: no change to access points, internal circulation or the route vehicles take to storage locations at either site — the same entry, weighbridge/receival, unloading and exit sequence continues, just over longer hours.
- Noise: same activities and plant as already approved (including receival to 9pm in harvest season at Brundah Street) — no new equipment or sources at either site. Driver signage and induction (see Operational Plan) further reduce noise during the extended hours, including for the additional evening/weekend hours now sought at Grafton Street, Brundah Street and West Street.
- Dust: no increase in vehicle movements or handling activity at either site, so no net increase in dust generation. Water truck suppression applies during extended hours (see Operational Plan).
- Safety: no change to access, egress or traffic layout at either site. Removing the incentive to rush deliveries before the current cut-off is likely to improve safety outcomes.

5. Consultation

CL Commodities is consulting neighbouring landowners directly (doorknocking and a letter outlining the proposal and mitigation measures) ahead of lodgement and will provide any letters of support to Council.

6. Conclusion

The proposal changes only the hours of two already-approved operations at an established industrial-zoned site, with no increase in throughput, truck movements, dust, noise or safety risk, and no change to access arrangements. With the mitigation measures in the accompanying Operational Plan and neighbour consultation underway, the application is considered to have acceptable environmental impacts, and Council's support is respectfully requested.

Prepared by:

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