



PLANNING REPORT & STATEMENT OF ENVIRONMENTAL EFFECTS

Extension of existing freight transport facility (grain bunker)

**'McNaught's Transport', 14 Strathvale Road, Berrigan NSW
(part Lot 63 DP1127637)**

September 2015

Prepared by:

Blueprint Planning

For:

McNaught's Transport Pty Ltd

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1.0 INTRODUCTION

1.1 Purpose of report

The purpose of this report is to provide information in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2000* (EP&A Regs), and relevant land use and development policies and guidelines to inform the statutory development application and development assessment process.

More specifically, this report has been prepared in accordance with clause 50(1)(a) of the EP&A Regs and is to be included in a development application (DA) to the Berrigan Shire Council (Council) seeking development consent.

Firstly, this report discusses the location of the proposed development and then an overview of surrounding land uses is provided. The statutory town planning development assessment framework applicable to the land and the development is then introduced, followed by a description of the development. Then assessment responses to relevant land use and development planning policies and guidelines is provided followed by a section summarising information set out in this report.

1.2 The Proposal

This DA, in general terms, is for a 50 metre wide extension of an existing freight transport facility (the Proposal). The Proposal is more fully described below, and is shown in the **attached** concept site, stormwater drainage, and section plans.

1.3 The Site

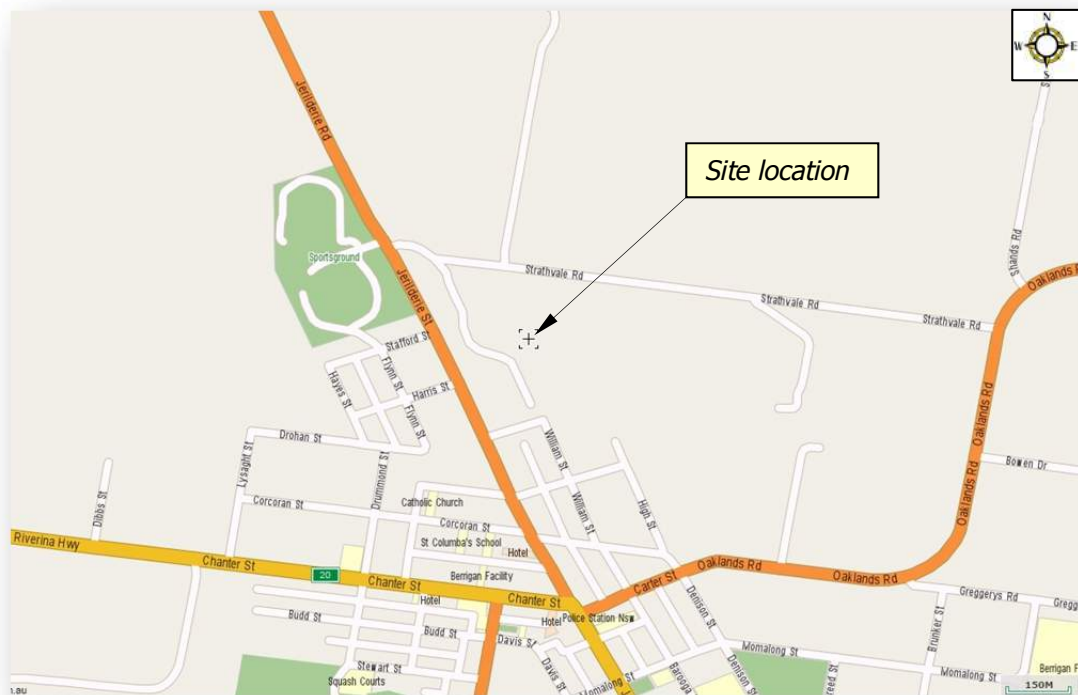
The land is located at 14 Strathvale Road, Berrigan, and is otherwise known as part Lot 63 DP1127637 (the Site). A location map of the Site is shown at **Figure 1** and an aerial photograph is shown at **Figure 2**. Title details of the Site are shown in **Appendix A**.

The Site is currently vacant with the wider part of the Site that is not subject to the DA occupied by existing machinery sheds and agricultural infrastructure.

Vehicle and pedestrian access to the Site is available via Strathvale Road.

A description of the Site and surrounding land use and development context is provided at **Section 2.1**.

Figure 1: Location map



Source: Street Directory (2015).

1.4 Statutory land use and development assessment framework

1.4.1 Legislation

Environmental Planning and Assessment Act 1979

Pursuant to sections 77A and 91 of the EP&A Act the Proposal is not respectively identified as “designated development” or “integrated development”.

Figure 2: Aerial photograph of the Site and surrounding area



Source: Nearmap (9 February 2015).

Environmental Planning and Assessment Regulation 2000

Pursuant to clause 5 of the EP&A Regs the Proposal is not identified as “advertised development” or “other advertised development”.

State Environmental Planning Policy

The Proposal is affected by considerations within *State Environmental Planning Policy No. 55—Remediation of Land* (SEPP55).

Local Environmental Plans

The Site is affected by considerations within the LEP.

1.4.2 Policy

State Environmental Planning Policy

SEPP55 (and *Managing Land Contamination: Planning Guidelines* (DUAP & EPA, 1998)) generally requires that consideration be given to whether or not land proposed to be developed is contaminated and fit for use for its intended purpose. The Proposal is considered to comply with relevant considerations including under the *Berrigan Development Control Plan 2014* (DCP).

Local Environmental Plans

The following provisions of the LEP are considered relevant to assessment of the Proposal:

- Land Use Table – Zone IN1 General Industrial: *Objectives of zone*;
- Land Use Table – Zone R5 Large Lot Residential: *Objectives of zone*;
- Clause 5.3: *Development near zone boundaries*;
- Clause 5.9: *Preservation of trees or vegetation*; and
- Clause 6.1: *Earthworks*.

An assessment table which lists relevant content of these provisions and detailed responses is provided below at **Table 2** and **Table 3**. The following additional provision of the LEP has been listed at **Table 3** for context:

- Clause 6.10: *Essential services*.

Development Control Plan

The Site is affected by the DCP and the following provisions are considered relevant to assessment of the Proposal:

- Part 3: *Industrial Development*; and
- Part 8: *Vegetation Removal*.

Similarly for provisions of the LEP, an assessment table which lists relevant content of these provisions and detailed responses is provided below at **Table 4**.

LEP definitions

The following definition listed in the Dictionary of the LEP is considered relevant:¹

freight transport facility means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.

Land use zoning

The Site is zoned “R5 Large Lot Residential Zone” (R5 zone) under the LEP, which is shown in the Land Zoning Map excerpt detailed below in **Figure 3**. In the Land Use Table for the R5 zone a “freight transport facility” is ‘prohibited’ however clause 5.3 of the LEP permits the Proposal to the extent of being located within 50 metres of the adjoining “IN1 General Industrial Zone”. Further comment is made at **Table 3**.

Heritage conservation and Aboriginal cultural heritage

The Site is not located within a heritage conservation area or known to be affected by a heritage item, an Aboriginal object, or a building, work, relic or tree within the meaning of clause 5.10 of the LEP.

Flood prone land

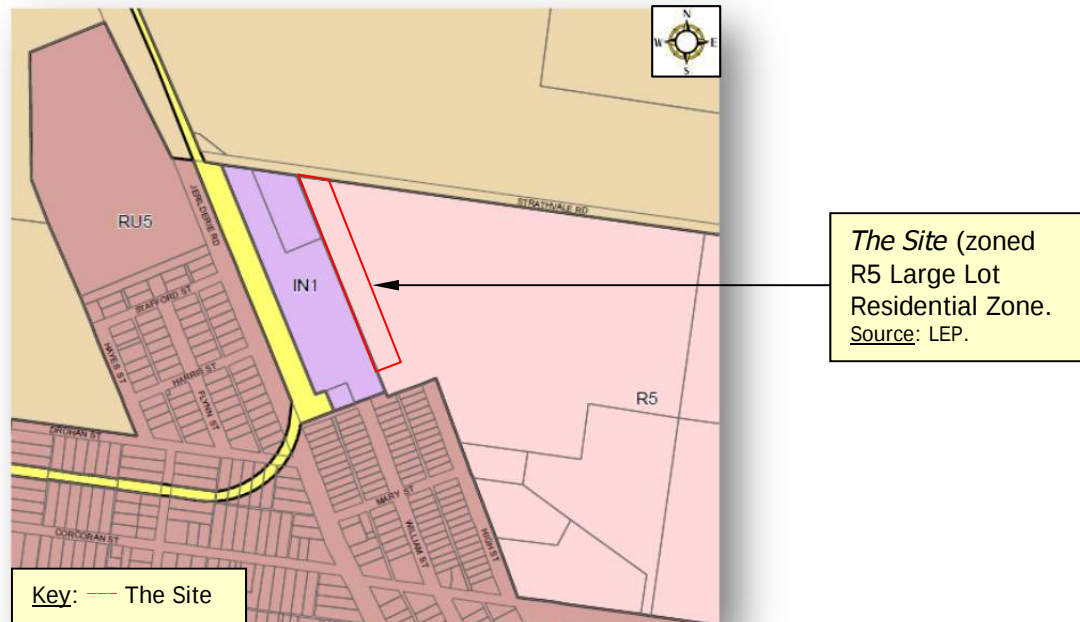
The Site is not located within a “flood planning area” within the meaning of clause 6.2 of the LEP.

Terrestrial biodiversity

The Site is not located within a “biodiversity” area within the meaning of clause 6.3 of the LEP.

¹ *Planning Circular: PS 13-001 – How to characterise development* (Department of Planning & Infrastructure, 21 February 2013).

Figure 3: Excerpt of LEP Land Zoning Map



Riparian land and watercourses

The Site is not located within a “riparian land and waterways” area within the meaning of clause 6.4 of the LEP.

Wetlands

The Site is not located within a “wetland” area within the meaning of clause 6.5 of the LEP.

Development on river front areas

The Site is not located within a “river front area” within the meaning of clause 6.7 of the LEP.

Bush fire prone land

The Site is not identified as “bush fire prone land” within the meaning of section 4 of the EP&A Act.

1.5 Other permits or approvals required

No other permits or approvals are required for the Proposal.

1.6 The design response and concept

The design response and concept has generated following a thorough site analysis and investigation process: A process which has assisted design principals to more comprehensively understand the nature of the Site and the general area, and to provide a design response which responds to the land use and development policies and guidelines detailed in this report.

2.0 DESCRIPTION OF PROPOSAL

2.1 Site description and surrounding land use and development context

The Site was briefly described in **Section 1.3**, graphically in the aerial photograph in **Figure 2**, and in the Title plan at **Appendix A**; however, more specifically; the Site is located in an industrial area on the northern side of the Berrigan township, with industrial, agricultural, and residential land uses surrounding the Site in various different directions. Photographs of the Site are provided at **Appendix B**.

The Site comprises part of a lot (as described in **Section 1.3** and shown in **Figure 2**), has an irregular 'rectangle' shape, a general northwest-southeast axis, and has dimensions as shown in the **attached** plans being 50 metres wide by 390 metres long, with an overall area of approximately 1.95 hectares. The Site is relatively level with drainage influences to the west.

Built form in the immediate vicinity of the Site comprises one to two-storey industrial buildings and silos mainly consisting of detached development. Reticulated water, sewer, stormwater, electricity, and telecommunications services are either already connected to or are available to the Site.

2.2 Development description

This DA is for the extension of an existing freight transport facility with proposed works as described in **Section 2.2.1** and **Section 2.2.2** below.

2.2.1 Native vegetation removal and earthworks for a grain bunker

Proposed native vegetation removal includes the removal of two (2) pine trees and proposed earthworks include grading and levelling earthworks and construction of an internal accessway track, as shown in the **attached** plans.

2.2.2 Fencing and stormwater drainage works

Proposed fencing and stormwater drainage works include the erection of perimeter fencing around existing unfenced areas of the Site and stormwater drainage works to existing infrastructure, as shown in the **attached** plans.

2.3 Operational parameters

The Proposal would be operated in conjunction with existing Development Consent No. 45/15/DA/D3, with hours of operation being the same from 6:00am to 8:00pm.

Table 1: Operational parameters of the Proposal

• Hours of operation:	6:00am to 8:00pm
• Vehicle access:	internal access roads to/from the existing crossover with Strathvale Road
• Car parking:	car parking provided onsite
• Noise and vibration:	hours of operation as stated above
• Waste management:	waste stored in dedicated containers within storage areas and collected by licensed contractors for licensed offsite disposal
• Lighting:	standard security lighting, with no light directed or reflected offsite
• Stormwater:	via proposed drainage systems
• Visual:	bunker and fencing works as shown in the attached plans
	waste stored in dedicated containers within storage areas
• Delivery vehicles:	maximum size onsite delivery vehicle 26 metre B-double truck (no change to existing conditions)
	all loading/unloading carried out within the Site
	all entry and exit in a forward direction
• Plant and machinery:	standard grain handling plant and machinery (no change to existing conditions)

3.0 PLANNING ASSESSMENT MATTERS

3.1 Development near zone boundaries

Table 2: Assessment Matters – Development near zone boundaries

	Response
LEP Clause 5.3: Development near zone boundaries	
(1) <i>The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.</i>	Complies – Site analysis and design investigations reveal that the Site comprises a logical and appropriate extension of the existing freight transport facility to the west and that the use of the Site for a grain bunker would be compatible with the planning objectives and land uses of the adjoining R5 zone.
(2) <i>This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is:</i>	
(a) <i>100 metres from a boundary between Zone RU1 Primary Production and any other zone, and</i>	Not relevant to the Site.
(b) <i>in all other cases—50 metres from any zone boundary of land not excluded by subclause (3).</i>	Relevant to the Site.

(3) <i>This clause does not apply to:</i>	
(a) <i>land in Zone RE1 Public Recreation, Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone W1 Natural Waterways, or</i>	Not relevant to the Site.
(b) <i>land within the coastal zone, or</i>	
(c) <i>land proposed to be developed for the purpose of sex services or restricted premises.</i>	Not relevant to the Proposal.
(4) <i>Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that:</i>	Complies – A “freight transport facility” is ‘permitted with consent’ in the IN1 General Industrial Zone under the LEP.
(a) <i>the development is not inconsistent with the objectives for development in both zones, and</i>	Complies – Refer to Table 3 below.
(b) <i>the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.</i>	Complies – The Site adjoins industrial zoned land and an existing freight transport facility, and the R5 zone land surrounding the Site to the east is currently undeveloped and comprises agricultural land. The area of the Site is approximately 1.95 hectares which comprises a small portion of R5 zone land available for development in and near Berrigan and so the Proposal will not thwart relevant low density residential development strategic planning

	objectives for Berrigan. Additionally the Site is able to be serviced via an internal access track and connections to existing stormwater drainage infrastructure each of which requires no extra demands for new services.
(5) <i>This clause does not prescribe a development standard that may be varied under this Plan.</i>	Noted in the context of clause 4.6 of the LEP.

3.2 Land use zone objectives and essential services

Table 3: Assessment Matters – LEP

	Response
LEP Land Use Table – Zone R5 Large Lot Residential: Objectives of zone	
<i>To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.</i>	With reference to the aerial photograph in Figure 2 and the land zoning map for Berrigan at Figure 3 , the Site comprises a relatively small proportion of available R5 zone land in and around Berrigan and so the Proposal will not adversely affect the strategic land use planning aspirations for low density residential land use in Berrigan. In regard
<i>To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.</i>	
<i>To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.</i>	

To minimise conflict between land uses within this zone and land uses within adjoining zones.	to minimising land use conflict, it is already the case that appropriate building setbacks of residential land uses from industrial areas need to be complied with under the DCP and clause 10 of <i>State Environmental Planning Policy (Rural Lands) 2008</i> (SEPP Rural Lands) and so the Proposal with its 50 metre wide width will not adversely affect the aforementioned strategic land use planning aspirations for low density residential land use in Berrigan.
LEP Land Use Table – Zone IN1 General Industrial: Objectives of zone	
To provide a wide range of industrial and warehouse land uses.	Complies – The Proposal is for the extension of an existing freight transport facility comprising a grain bunker.
To encourage employment opportunities.	Complies – The Proposal provides additional employment opportunities through construction works and increased grain storage capacity.
To minimise any adverse effect of industry on other land uses.	Complies – The Proposal, given the nature of its operations (Table 1), will not adversely affect adjoining or nearby land uses, specifically in terms of proposed hours of operation or the generation of dust, which would be seasonal and mainly during peak harvest periods.
To support and protect industrial land for industrial uses.	Complies – The Proposal is for the extension of an

	existing freight transport facility comprising a grain bunker.
To provide for industrial uses in close proximity to transport infrastructure.	Complies – The Site adjoins transport infrastructure.
LEP Clause 5.9: Preservation of trees or vegetation	
(1) <i>The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.</i>	Two (2) native pine trees are proposed to be removed to make way for the proposed grain bunker and an access track. The subject trees are prescribed in Part 8 of the DCP.
(2) <i>This clause applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this clause by a development control plan made by the Council.</i>	Given the location of the trees the amenity of the area will not be adversely affected by removing the trees. In terms of biodiversity values, compensatory native vegetation replanting can be implemented, if required, through an appropriate condition of development consent.
LEP Clause 5.9AA: Trees or vegetation not prescribed by development control plan	
(1) <i>This clause applies to any tree or other vegetation that is not of a species or kind prescribed for the purposes of clause 5.9 by a development control plan made by the Council.</i>	Not relevant to the Proposal in the context of clause 5.9 of the LEP.

(2) *The ringbarking, cutting down, topping, lopping, removal, injuring or destruction of any tree or other vegetation to which this clause applies is permitted without development consent.*

LEP Clause 6.10: Essential services

(2) *Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:*

- (a) *the supply of water,*
- (b) *the supply of electricity,*
- (c) *the disposal and management of sewage,*
- (d) *stormwater drainage or on-site conservation,*
- (e) *suitable road access.*

Complies – All services are currently connected to or are available to the Site.

3.3 Development guidelines

Table 4: Assessment Matters – DCP

	Response
DCP PART 3: INDUSTRIAL DEVELOPMENT	
<i>The overall purpose of the controls in this chapter is to create well-designed precincts that cater for the wide range of industrial activities.</i>	Complies – The Proposal has been sited and designed to integrate with the existing Strathvale Road industrial precinct.
<i>The specific objectives of the controls are:</i>	
Focus the development of industries outside of commercial and residential areas so as to minimise conflict between the different uses.	Complies – The Proposal is sited away from existing residential areas to the west and southwest, and, for the reasons expressed in Table 2 , will not impact upon the existing development aspirations of the existing R5 zone.
Direct different types of industrial development to locations best suited for that activity.	Complies – The Proposal has been sited and designed to integrate with the existing Strathvale Road industrial precinct and it is confirmed that no one lives onsite and that the only visitors to the Site would be employees or contractors.
Provide a level of amenity in industrial areas for those that visit and work there.	
Ensure that development incorporates safe and functional movement of vehicles	Complies – No change to the existing compliant

<i>on and off site.</i>	crossover with Strathvale Road.
Ensure the implementation of landscaping for both screening and enhancement of industrial areas.	Complies – Existing remnant native vegetation along Jerilderie Street to the west of the Site provides a screening role.
DCP Part 3: Appearance	
Objectives	
Buildings and sites to make a positive contribution to the streetscape.	Complies – The Site fronts Strathvale Road and has a rural streetscape (no building works proposed).
Buildings on sites fronting the highways to be designed to a high standard and make a positive contribution to the town entrances.	
Outdoor areas to be screened and/or landscaped so as to make a positive contribution to the streetscape.	
Controls	
General	
Buildings are to have their main building facade and entries addressing the primary street frontage.	Not relevant to the Proposal (no building works proposed).
High quality materials and finishes should be used for building exteriors as well as any fences.	
Office components shall be located at the street frontage of the structure to	

<i>enable the placement of windows and doors to 'break up' the façade.</i>	
<i>Industrial developments which are not located in industrial zones must be compatible with and minimize impacts on adjoining land uses.</i>	Complies – Refer to comments in Table 2 and Table 3 .
DCP Part 3.2: Landscaping	
Objectives	
<i>To improve the visual quality and amenity of industrial development through the provision of effective, low maintenance landscaping.</i>	Not relevant to the Site or the Proposal which fronts the rural streetscape of Strathvale Road with adequate buffer land to the east to provide for future R5 zone development in the context of clause 10 of SEPP Rural Lands.
<i>Landscaping as a means of screening outdoor areas from adjoining properties and from public places (including roads).</i>	
<i>A landscape buffer between industrial developments and adjoining or nearby non industrial land uses.</i>	
Controls	
General	
<i>All industrial sites are to be landscaped.</i>	Not relevant to the Site or the Proposal which fronts the rural streetscape of Strathvale Road (as opposed to a residential or town streetscape) with adequate buffer land to the east to provide for future R5 zone development.
<i>Landscaping areas are to be identified on development application plans submitted to Council with a comprehensive landscape plan required to show all areas of vegetation, pathways and vehicles access areas.</i>	
<i>A range of plant species of various heights are to be used in the landscaping to</i>	

<i>create interest, improve visual amenity and help screen storage and car parking areas.</i>	
<i>Landscaping areas are to be protected from vehicle movement areas to prevent the damage to these vegetated areas.</i>	
<i>Landscaping must be designed to ensure low maintenance.</i>	
<i>Existing mature trees should be incorporated in the development where possible.</i>	
<i>Where ever possible native plant species are to be utilised in landscaping with preference given to drought tolerant species.</i>	
<i>See Figure 3.1 Site Landscaping for Industrial Sites (over).</i>	
DCP Part 3.3: Building setbacks	
Objectives	
<i>Sufficient land is available for landscaping, vehicle parking and vehicle circulation.</i>	Not relevant to the Proposal (no building works proposed).
<i>Buildings are appropriately sited to provide an attractive streetscape and reduce any adverse impact</i>	
Controls	
General	

• A minimum 10 metres from the front (primary) property boundary.	Not relevant to the Proposal (no building works proposed).
• A minimum 3 metres from the side (secondary) property boundary.	
• Side and rear setbacks from adjoining properties should comply with the standards detailed in the Building Code of Australia.	
DCP Part 3.4: Parking & access	
Objectives	
• Sufficient on-site parking for employees and visitors.	Complies – Existing onsite car parking to be used.
• Safe movement of vehicles and pedestrians within a site.	Complies – Existing access tracks comply.
• High standard of construction of areas associated with vehicle movement and parking.	Complies – Existing access tracks and vehicle manoeuvring areas have graded, compacted, and drained surfaces.
Controls	
General	
• Parking is to be provided on-site at the following minimum rates:	
• Industry component: 1 space per 100m² of gross floor area or part thereof.	Complies – Existing onsite car parking to be used.
• Warehouse/storage component: 1 space per 100m² of gross floor area or	

<i>part thereof.</i>	
Office/showroom components: 1 space per 50m² of gross floor area or part thereof.	
Disabled: Minimum of 1 space in accordance with the Building Code of Australia.	
<i>The total minimum number of parking spaces to be provided on-site is the sum total of the components.</i>	
Council may consider a reduction in these controls if it can be demonstrated the proposed use of the premises does not warrant such provision. However applicants must demonstrate there is sufficient room on the site to provide parking in accordance with the controls should the use of the premises change.	
Council may require on-site parking at a rate in excess of the above if the proposed use of the premises warrants such an outcome.	
Parking spaces must be physically separated from access ways, loading and unloading areas, and manoeuvring areas.	
All parking areas are to be constructed so as to allow for the catchment and disposal of stormwater to a point of discharge agreed to by Council.	Complies – Existing stormwater drainage arrangements comply.
All parking, loading or unloading of vehicles is to be carried out on the development site.	Complies – All loading and unloading will be carried out within the Site.
All vehicles (including trucks) must be capable of entering and exiting the site in	Complies – All vehicles will enter Strathvale Road in

<i>a forward direction.</i>	a forward direction.
<i>Developments must be designed with sufficient turning areas for the vehicles expected to require access to the site. If the development is likely to be accessed by larger vehicles, the appropriate access and maneuvering areas are to be shown on plans provided with the development application.</i>	Complies – Refer to the attached plans.
<i>It is expected that major expansion of existing developments and new developments will provide the required parking spaces. Should this not be the case, Council may require a financial contribution towards the provision of parking within the town area. To calculate these payments, refer to Council's s.94 Contributions Plan in force at the time.</i>	Not relevant to the Proposal.
DCP Part 3.5: Outdoor areas	
Objectives	
<i>Enhance the visual amenity of industrial areas.</i>	Complies – The Site fronts the rural streetscape of Strathvale Road (as opposed to a residential or town streetscape) with adequate buffer land to the east to provide for future R5 zone development in the context of clause 10 of SEPP Rural Lands.
<i>Screen outdoor storage and work areas as seen from public land and non industrial land uses.</i>	It is not considered necessary to visually screen the Site from Strathvale Road.
Controls	
General	

Outdoor storage and work areas are to be substantially screened from public roads and adjoining lots by landscaping, fencing etc.	It is not considered necessary to visually screen the Site from Strathvale Road.
Outdoor storage and work areas must be suitably surfaced to prevent dust rising from vehicle movements or wind, should this be a potential impact dust suppression measures are to be employed.	Complies – The Site will be graded, compacted, and will be covered when in use.
DCP Part 3.6: Amenity	
Objectives	
Locating industrial activities in locations that minimise detrimental offsite impacts.	Complies – Refer to comments in Table 2 and Table 3 .
Minimise amenity impacts on residential and future residential areas.	
Controls	
General	
All development is required to comply with the requirements of the Protection of the Environment Operations Act 1997 (as amended) and it's (sic) Regulation.	Complies (where relevant).
Applications for potentially hazardous or offensive development are to submit information demonstrating compliance with SEPP 33- Hazardous and Offensive Development.	Not relevant to the Proposal.
Outdoor areas must be treated and maintained to minimize the impacts of dust.	Complies – The Site will be maintained to minimise

	dust generation.
<i>All stormwater is to be appropriately managed.</i>	Complies – Refer to the attached plans.
<i>A trade waste agreement is to be entered into with Council for disposal of liquid waste to Councils sewerage system for certain activities.</i>	Not relevant to the Proposal.
<i>Land uses or development considered by Council to potentially have a detrimental impact on adjoining properties through noise or air emissions (e.g. dust or odour) are to provide information in respect to the likely impacts and proposed mitigation measures of these impacts.</i>	Complies – The Site will be maintained to minimise dust generation.
<i>Land uses or development considered by Council to potentially have a detrimental impact on existing or future residential areas through noise or air emissions (e.g. dust or odour) will be discouraged without the submission of a relevant Impact Statement by the applicant demonstrating otherwise. Compliance with the Impact Statements will then become a condition of consent.</i>	
DCP Part 3.7: Signage	
Objectives	
<i>Signage that is of a high professional standard.</i>	Not relevant to the Proposal.
<i>Signage that does not detrimentally affect the streetscape or highway corridor.</i>	
<i>Signage to the minimal extent necessary.</i>	

Controls	
General	
Signage to be restricted to identifying and promoting the business activity occupying the site and the goods and services it offers.	Not relevant to the Proposal.
Signage relating to a product, activity or service unrelated to the business on the site is not permitted unless it applies to the dominant use of the land.	
Signage must be maintained in good condition at all times.	
Advertising signs and structures shall be of a size, colour and design which are compatible with the building to which they relate.	
Signs should not visually dominate the area of building walls nor should they extend above the roof of the building.	
DCP PART 8: VEGETATION REMOVAL	Refer to comments in Table 3 .

4.0 STATEMENT OF ENVIRONMENTAL EFFECTS

Table 4 provides a summary of the environmental effects of the Proposal.

Table 4: Statement of Environmental Effects

What are the considered environmental impacts of the development?	How have the environmental impacts of the development been identified?	What are the steps to be taken to protect the environment or to lessen the expected harm to the environment?	Are there any matters required to be indicated by any guidelines issued by the Director-General for the purposes of Part 1(2) of Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i> ?
<i>Site construction works (i.e. potential for the generation of dust, noise, vibration, construction traffic, water quality, sedimentation, litter etc)</i>	Site analysis; review of design documentation	Construction carried out in accordance with <i>The Blue Book – Managing Urban Stormwater: Soils and Construction</i> (Landcom, 2004) and <i>AS2436:1981–Guide to noise control on construction, maintenance and demolition sites</i> .	No
<i>Native vegetation removal (i.e. potential impacts to biodiversity)</i>	Site analysis; review of design documentation	• Tree removal to the minimum extent necessary. • Offset native vegetation replanting if required.	No
<i>Stormwater quality and discharge (i.e. potential impacts for downstream water quality and flooding)</i>	Site analysis; desktop civil engineering assessment; review of design documentation	Stormwater collection, control and management works designed in accordance with <i>The Blue Book – Managing Urban Stormwater: Soils and Construction</i> (Landcom, 2004).	No
<i>Visual (i.e. potential for visual impacts arising from vegetation removal, fencing, open storage areas etc)</i>	Site analysis; review of design documentation	The Proposal is appropriately sited and designed in relation to Jerilderie Street and Strathvale Road and adjoining development and land use and incorporates appropriate works and setbacks.	No
<i>Heavy vehicle traffic generation, access, and loading/unloading (i.e. potential impacts to traffic safety)</i>	Site analysis; review of design documentation	• No change to the existing crossover from Strathfield Road, which is appropriately sited and designed. • All onsite vehicle manoeuvring designed to cater for a maximum 26 metre long B-double. • All loading/unloading carried out within the Site. • All vehicle entry and exit to Strathfield Road in a forward direction.	No
<i>Amenity (i.e. potential for the generation of dust, noise, vibration, traffic etc)</i>	Site analysis; review of design documentation	The nature of the operations of the Proposal (proposed hours of operation and seasonal nature) in the context of the Site being within an established industrial area mean that minimal offsite amenity impacts would arise.	No

5.0 CONCLUSIONS

This report concludes that the environmental impacts generated by the Proposal, whether considered individually or cumulatively in the context of the Site and the broader area, are not significant and therefore the Proposal warrants the support of Council and the issue of development consent.

Approval of the Proposal is therefore considered justified and warranted.

* * * * *

APPENDIX A:

Title details of the Site

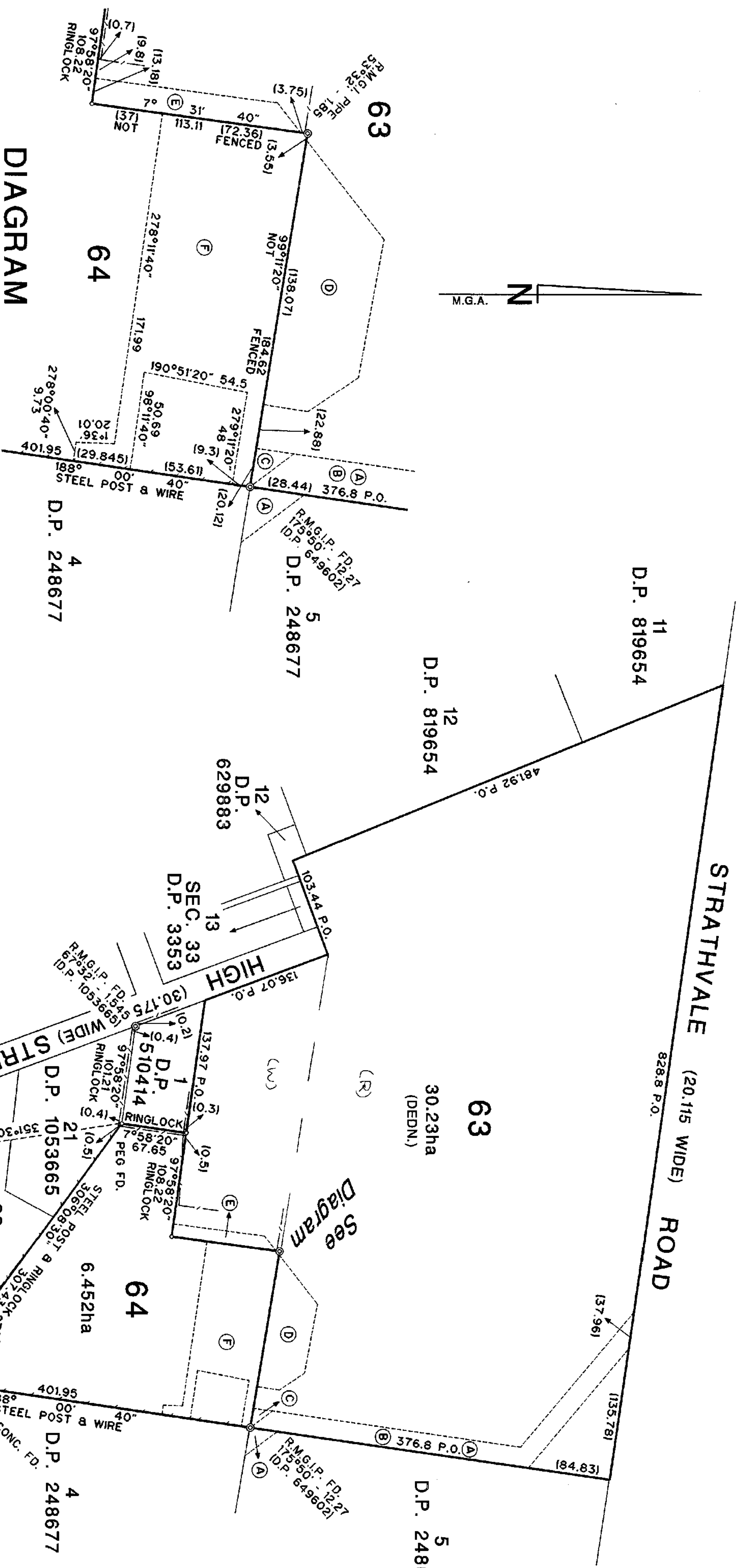


DIAGRAM
REDUCTION RATIO 1 : 1500

- (A) EASEMENT FOR WATER SUPPLY
20.115 & VARIABLE WIDTH
- T 319875
- (B) EASEMENT FOR WATER SUPPLY
20.115 & VARIABLE WIDTH
- D.P. 649602
- (C) EASEMENT FOR WATER SUPPLY
VARIABLE WIDTH - D.P. 649602
- (D) EASEMENT FOR WATER SUPPLY
VARIABLE WIDTH - D.P. 649602
- (E) EASEMENT FOR WATER SUPPLY
VARIABLE WIDTH - D.P. 649602
- (F) EASEMENT FOR WATER SUPPLY
PURPOSES VARIABLE WIDTH

- (M) BENEFITED BY EASEMENT FOR WATER SUPPLY
20.115 WIDE & VARIABLE WIDTH(S)-DP649602
- (R) BENEFITED BY EASEMENT FOR WATER
SUPPLY CHANNEL WIDE R555970

SURVEYING REGULATION 2006 : CLAUSE 6(12)				
MARK	MGA CO-ORDINATES	ZONE	CLASS	ORDER
PM 22288	393021820	6053508.242	55	B
SSM 15847	392723197	6053490.549	55	B
SSM 100397	392704767	6053475.544	55	U

COMBINED SEA LEVEL & SCALE FACTOR = 0.998723

SOURCE : MGA CO-ORDINATES ADOPTED FROM
S.C.I.M.S. AT 25TH SEPTEMBER, 2007

X - Y = S.S.M. 15847 - P.M. 22288
83°36'33" 299,230 M.G.A. GND.

PLAN OF SUBDIVISION OF LOTS 3
AND 6, D.P. 248677

Surveyor: BRIAN LESLIE MITSCH
Date of Survey: 02/10/2007
Surveyors Ref: 10063/07-08/3023

L.G.A.: BERRIGAN
Locality: BERRIGAN
Subdivision No: 18-6-2008

Registered
18-6-2008

DP1127637 P

DEPOSITED PLAN ADMINISTRATION SHEET : Sheet 1 of 2 sheets

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE
CONVEYANCING ACT 1919 IT IS
INTENDED:

TO CREATE:

1. EASEMENT FOR WATER SUPPLY
PURPOSES VARIABLE WIDTH

TO RELEASE:

1. EASEMENT FOR WATER SUPPLY
VARIABLE WIDTH CREATED BY
D.P. 649602



DP1127637 S

Registered: 18.6.2008

Title System: TORRENS

Purpose: SUBDIVISION

PLAN OF SUBDIVISION OF LOTS 3
AND 6, D.P. 248677

LGA: BERRIGAN

Locality: BERRIGAN

Parish: GERELDERY

County: DENISON

Surveying Regulation, 2006

I, **BRIAN LESLIE MITSCH**.....
of **319 VICTORIA ST, DENILQUIN 2710**....
a surveyor registered under the *Surveying Act, 2002*, certify that the
survey represented in this plan is accurate, has been made in
accordance with the *Surveying Regulation, 2006* and was completed
on: **02/10/2007**.....

The survey relates to **LOT 64**.....

(specify the land actually surveyed or specify any land shown in the
plan that is not the subject of the survey)

Signature *B.L. Mitsch* Dated: **24.10.07**
Surveyor registered under the *Surveying Act, 2002*

Datum Line: **M.G.A.** X-7
Type: Urban/Rural

Plans used in the preparation of survey/compilation

D.P. 248677
D.P. 510414
D.P. 629883
D.P. 649602
D.P. 1053665

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: **10063/07-08/3023**

Use PLAN FORM 6A
for additional certificates, signatures, seals and statements

Crown Lands NSW/Western Lands Office Approval

I.....in approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land
shown herein have been given

Signature:.....
Date:.....
File Number:.....
Office:.....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and
Assessment Act 1979 have been satisfied in relation to:

the proposed **Subdivision**..... set out herein
(insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Certifier

Consent Authority: **Berrigan Shire Council**
Date of Endorsement: **6.11.07**
Accreditation no:.....
Subdivision Certificate no: **6/2008**
File no: **30/08/DA/09**

* Delete whichever is inapplicable.

* OFFICE USE ONLY

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 2 sheets

PLAN OF OF SUBDIVISION OF LOTS 3 AND 6, D.P. 248677	DP1127637
	Registered: 18.6.2008  8

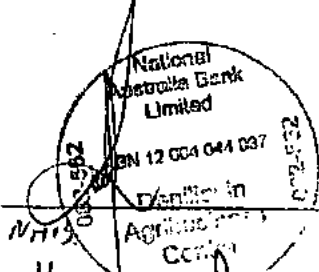
Subdivision Certificate No: 6/2008	Date of Endorsement: 6.11.07
------------------------------------	------------------------------

Paul Dickens
Paul Dickens

John Stewart
John Stewart

Merrill Boyd
Merrill Boyd

~~Westpac
I certify that the applicant, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this application in my presence.
Signature of Witness:
Name of Witness:
Daytime telephone number of Witness:
Power of Attorney registered at Land and Property Information NSW Book 4299 No. 332
WESTPAC BANKING CORPORATION
by its Attorney:
Signed for and on behalf of
WESTPAC BANKING CORPORATION
ABN 33 007 457 141
Elizabeth Ann Barnes
Power of Attorney registered at Land and Property Information NSW Book 4299 No. 332
Tier 3 Attorney
I certify that the applicant, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this application in my presence.
Signature of Witness: Angela Maria Daw
Name of Witness:
Address of Witness: 25 Pierson Street
Daytime telephone number of Witness: HICKLEYS SA 5032~~


National Australia Bank Limited
ABN 12 604 044 037
Dentist in
Agriculture
Centre
Kenneth John Barnes
Manager
National Australia Bank Ltd
35 Napier St
Deniliquin NSW 2710

* OFFICE USE ONLY

APPENDIX B:

Photographs of the Site and surrounding area



Photograph 1:

The existing intersection of Strathvale Road with Jerilderie Street/Berrigan Road (looking east from Jerilderie Street/Berrigan Road).



Photograph 2:

Jerilderie Street/Berrigan Road to the south-southeast of the existing intersection of Strathvale Road with Jerilderie Street/Berrigan Road.



Photograph 3:

Jerilderie Street/Berrigan Road to the north-northwest of the existing intersection of Strathvale Road with Jerilderie Street/Berrigan Road.



Photograph 4:

The existing crossover to the Site from Strathvale Road (looking south-southeast from Strathvale Road adjacent the Site).



Photograph 5:

Strathvale Road to the northwest of the existing crossover to the Site (looking northwest from Strathvale Road adjacent the Site).



Photograph 6:

Strathvale Road to the east of the existing crossover to the Site (looking east from Strathvale Road adjacent the Site).



Photograph 7:

The western lot boundary of the Site (looking south-southeast from Strathvale Road adjacent the Site).



Photograph 8:

The northern area of the Site (looking southeast from Strathvale Road adjacent the Site).



Photograph 9:

The northern lot boundary of the Site (looking east from Strathvale Road adjacent the Site).



Photograph 10:

The eastern lot boundary of the Site (looking south-southeast from Strathvale Road adjacent the Site).



Photograph 11:

The northern area of the Site (looking southwest from Strathvale Road adjacent the Site).



Photograph 12:

The central area of the Site (looking north-northwest from the western lot boundary of the Site).



Photograph 13:

The central area of the Site (looking northeast from the western lot boundary of the Site).



Photograph 14:

The central area of the Site (looking east from the western lot boundary of the Site).



Photograph 15:

The southern area of the Site (looking southeast from the western lot boundary of the Site).



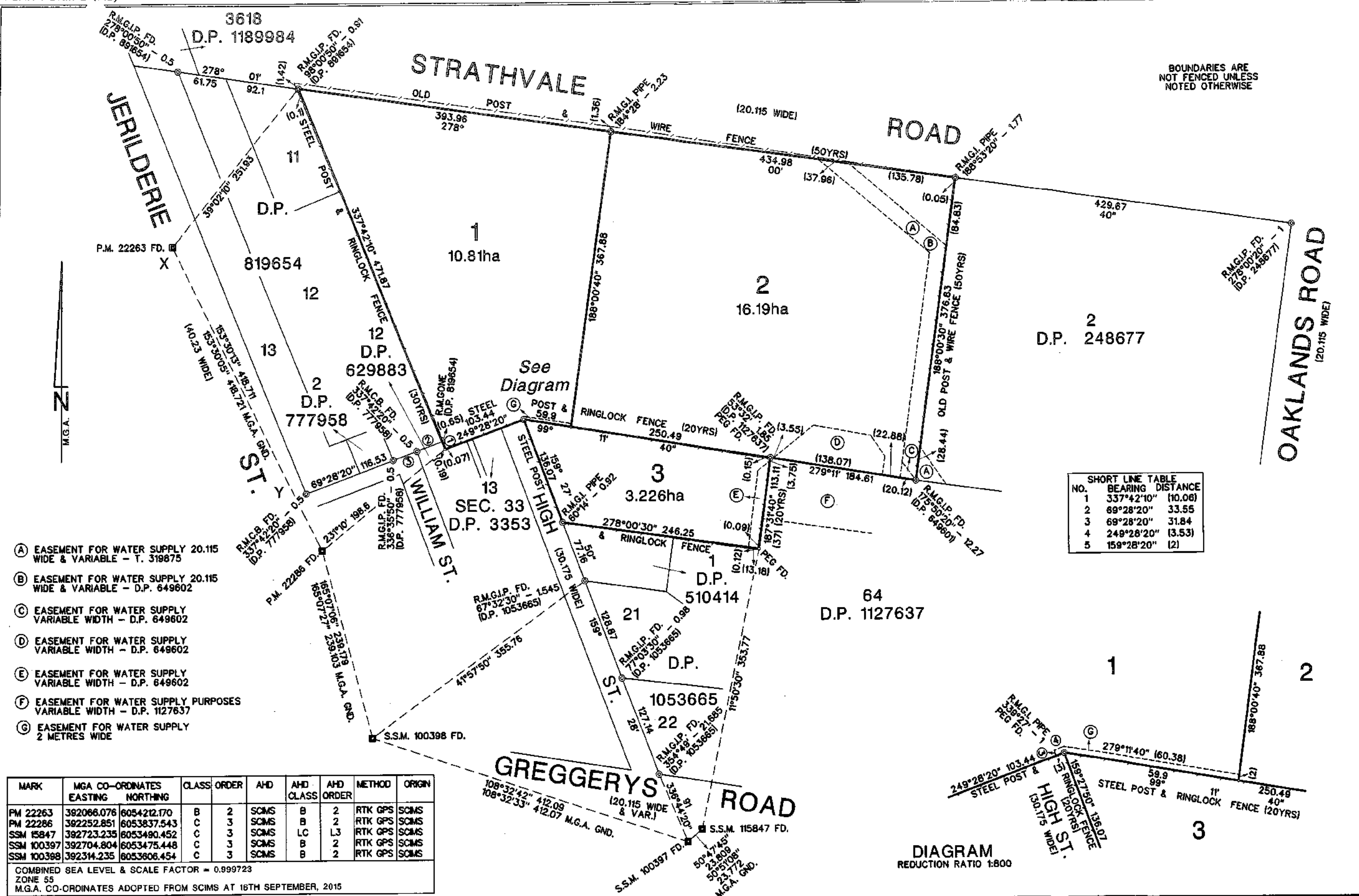
Photograph 16:

The southern area of the Site
(looking south-southeast from
the western lot boundary of the
Site).

* * * * *

APPENDIX C:

Plan of subdivision under Development Consent No. 40/16/DA/D9 showing the Land (proposed Lot 1)



APPENDIX D:

Applicable aims of the *Draft Murray Regional Strategy 2009*

Aims of the <i>Draft Murray Regional Strategy 2009</i>	Planning Proposal consistency (Upper Murray Subregion)
• <i>Protect and manage the sensitive Riverine environment of the Region's major waterways (such as the Murray River) to safeguard the future health and wellbeing of one of Australia's most important natural catchments, its associated \$1 billion agricultural industry, the needs of downstream users and the \$400 million tourism industry</i>	<u>Consistent</u>: The Land has opportunity to be connected to the existing stormwater drainage and detention system associated with adjoining land to the west at 14 Strathvale Road, Berrigan.
• <i>Cater for a housing demand of 13,900 new dwellings by 2036 to accommodate the combined pressure of the forecast population increase, the needs of a significantly changing population and growing tourism demands for new dwellings</i>	Not relevant.
• <i>Prepare for and manage the significantly aging population and ensure that new housing meets the needs of smaller households and aging populations be encouraging a shift in dwelling mix and type</i>	Not relevant.
• <i>Reinforce the role of Albury as the Region's major regional centre and the opportunities in taking advantage of its strategic location and emerging economic strengths, including transport, distribution, manufacturing, health services and education</i>	Not relevant.
• <i>Ensure an adequate supply of employment land, particularly in Albury and other major towns to accommodate a projected 3,100 new jobs</i>	<u>Consistent</u>: The Proponent advised Council at its Ordinary Meeting on 19 August 2015 that the proposed use of the Land for an expanded freight transport facility would: • allow three additional 40,000 tonne earth wall grain bunkers (120,000 tonne total) which could be divided if necessary to segregate grain grades and quality; • create 3 local full-time jobs; • create up to 12 regional part-time jobs on a seasonal harvest basis; • facilitate the investment of \$2.4M in additional working capital infrastructure and equipment; and • save local grain growers a minimum of \$12 per tonne grain transport cost; • create additional unspecified economic multiplier benefits for Berrigan LGA in general through gaining additional economic exposure to multi-national grain companies and marketers, such as Cargill/AWB, Glencore, CBH, Murray Goulburn, Rivalea, Peter Cremer Australia etc).
• <i>Protect the rural landscape and natural environment by limiting urban sprawl, focusing new settlement in areas identified on local strategy maps and restricting unplanned new urban or rural residential settlement</i>	<u>Consistent</u>: The Land is located on flat, environmentally unconstrained land, and is situated within the existing Berrigan township boundary.
• <i>Only consider additional development sites outside of agreed local strategies if they can satisfy the Regional Strategy's Sustainability Criteria</i>	Not relevant.
• <i>Ensure that the land use planning system can respond to changing circumstances for settlement and agricultural activity arising from water trading, by setting a strategic framework for decisions on land use change and investment in irrigation infrastructure</i>	Not relevant.
• <i>Recognise, value and protect the cultural and archaeological heritage values of the Region for both Aboriginal and European cultures, including the visual character of rural towns and the cultural landscapes of the Aboriginal people</i>	Not relevant.
• <i>Where development or rezoning increases the need for State infrastructure, the Minister for Planning may require a contribution to the provision of such infrastructure, having regard to the NSW Government State infrastructure Strategy and equity considerations</i>	Not relevant.

APPENDIX E:

Applicable aims of the ***Berrigan Shire 2023 Community Strategic Plan***

Aims of the <i>Berrigan Shire 2023 Community Strategic Plan</i>		Planning Proposal consistency
Strategic Outcome 1: Sustainable Natural and Built Landscapes		
Strategic Objectives	Actions	
1.1 Support sustainable use of our natural resources and built landscapes	1.1.1 Coordinate strategic land-use planning	<u>Consistent</u> : The Planning Proposal does not significantly reduce potential lot yields for R5 Large Lot Residential Zone development in Berrigan given the area of remaining R5 zoned land remaining in Berrigan. Likewise, due to the proposed 10 hectare minimum lot size of the IN1 General Industrial Zone applying to the Land, the Planning proposal will not allow for significantly increased industrial development in Berrigan.
	1.1.2 Enhance the visual amenity, heritage and liveability of our communities	<u>Consistent</u> : The flat, cleared, and limited exposure characteristics of the Land mean that the Planning Proposal will not adversely impact visual amenity, heritage and liveability of Berrigan values.
1.2 Retain the diversity and preserve the health of our natural landscapes and wildlife	1.2.1 Partner with community groups and agencies on projects that retain and preserve the health of our natural landscapes and wildlife	Not relevant.
1.3 Connect and protect our communities	1.3.1 Coordinate flood levee, local road, water sewer and storm water asset management and planning	<u>Consistent</u> : The Land has opportunity to be connected to the existing stormwater drainage and detention system associated with adjoining land to the west at 14 Strathvale Road, Berrigan.
	1.3.2 Manage landfill, recycling and waste disposal	Not relevant.
Strategic Outcome 2: Good Government		
Strategic Objectives	Actions	
2.1 Berrigan Shire 2023 objectives and strategies inform Council planning and community led projects	2.1.1 Council operations, partnerships and coordination of resources contribute toward implementation of Berrigan Shire 2023	Not relevant.
2.2 Ensure effective governance by Council of Council operations and reporting	2.2.1 Meet legislative requirements for Council elections, local government and integrated planning and reporting	Not relevant.
	2.2.2 Council operations support ethical, transparent and accountable corporate governance	Not relevant.
2.3 Strengthen strategic relationships and partnerships with community, business and government	2.3.1 Participate in networks that promote regional and cross-border collaboration, planning and service delivery	Not relevant.
Strategic Outcome 3: Supported and Engaged Communities		
Strategic Objectives	Actions	
3.1 Create safe, friendly and accessible communities	3.1.1 Build communities that are home to more families and young people	<u>Consistent</u> : The Planning proposal will facilitate <i>Berrigan and the Berriagn LGA being a home to more families and young people</i> through the proposed creation of 3 local full-time jobs and up to 12 regional part-time jobs on a seasonal harvest basis.

Aims of the <i>Berrigan Shire 2023 Community Strategic Plan</i>		Planning Proposal consistency
	3.1.2 <i>Facilitate all age healthy lifestyles and ageing in place</i>	Not relevant.
	3.1.3 <i>Strengthen the inclusiveness and accessibility of our community</i>	Not relevant.
	3.1.4 <i>Coordinate and facilitate the delivery of potable water, public health and safety services</i>	Not relevant.
3.2 <i>Support community engagement through life-long learning, culture and recreation</i>	3.2.1 <i>Provide opportunities for life-long learning, cultural expression and recreation</i>	Not relevant.
	3.2.2 <i>Facilitate and partner with local communities in the development of township plans</i>	
Strategic Outcome 4: Diverse and Resilient Business		
Strategic Objectives	Actions	
4.1 <i>Invest in local job creation, retention and innovation</i>	4.1.1 <i>Identify opportunities for strategic investment and job creation</i>	<u>Consistent</u> : The Proponent advised Council at its Ordinary Meeting on 19 August 2015 that the proposed use of the Land for an expanded freight transport facility would: - allow three additional 40,000 tonne earth wall grain bunkers (120,000 tonne total) which could be divided if necessary to segregate grain grades and quality; - create 3 local full-time jobs; - create up to 12 regional part-time jobs on a seasonal harvest basis; - facilitate the investment of \$2.4M in additional working capital infrastructure and equipment; and - save local grain growers a minimum of \$12 per tonne grain transport cost; - create additional unspecified economic multiplier benefits for Berrigan LGA in general through gaining additional economic exposure to multi-national grain companies and marketers, such as Cargill/AWB, Glencore, CBH, Murray Goulburn, Rivalea, Peter Cremer Australia etc).
4.2 <i>Strengthen and diversify the local economy</i>	4.2.1 <i>Partner with government and industry to renew and promote the development of the Shire's economic assets</i>	
	4.2.2 <i>Support local enterprise through economic development initiatives</i>	
	4.2.3 <i>Engage local business through regular meetings, electronic newsletter, Council bulletin and media publications</i>	Not relevant.
4.3 <i>Diversify and promote local tourism</i>	4.3.1 <i>Implement the Berrigan Shire Visitor Events Plan</i>	Not relevant.
	4.3.2 <i>Partner regional Tourism Boards (Sun Country and Murray River)</i>	Not relevant.
4.4 <i>Connect local, regional and national road, rail and aviation infrastructure</i>	4.4.1 <i>Develop and promote Berrigan Shire regional transport and freight infrastructure</i>	<u>Consistent</u> : The Planning Proposal will strengthen the local and regional importance of the existing McNaught's Transport freight transport facility to the west of the land at 14 Strathvale Road, Berrigan.

APPENDIX F:

Applicable State Environmental Planning Policies

State Environmental Planning Policy	Applicable?	Aims of policy, if applicable?	Consistent?	Assessment
<i>Murray Regional Environmental Plan No. 2 – Riverine Land</i>	No (applies to riverine land being land shown on maps in the plan)			Not applicable to the Land.
<i>SEPP (Affordable Rental Housing) 2009</i>	Yes (applies to NSW)	(a) to provide a consistent planning regime for the provision of affordable rental housing, (b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards, (c) to facilitate the retention and mitigate the loss of existing affordable rental housing, (d) to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing, (e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing, (f) to support local business centres by providing affordable rental housing for workers close to places of work, (g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.	Yes	The Planning Proposal does not derogate the aims of <i>SEPP (Affordable Rental Housing) 2009</i> .
<i>SEPP (Building Sustainability Index: BASIX) 2004</i>	Yes (applies to NSW)	(1) Regulations under the Act have established a scheme to encourage sustainable residential development (the BASIX scheme) under which: (a) an application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and (b) the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring such commitments to be fulfilled. (2) The aim of this Policy is to ensure consistency in the implementation of the BASIX scheme throughout the State. (3) This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.	Yes	The Planning Proposal does not derogate the aims of <i>SEPP (Building Sustainability Index: BASIX) 2004</i> .
<i>SEPP (Exempt and Complying Development Codes) 2008</i>	Yes (applies to NSW, with minor exceptions)	This Policy aims to provide streamlined assessment processes for development that complies with specified development standards by: (a) providing exempt and complying development codes that have State-wide application, and (b) identifying, in the general exempt development codes, types of development that are of minimal environmental impact that may be carried out without the need for development consent, and (c) identifying, in the complying development codes, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Act, and (d) enabling the progressive extension of the types of development in this Policy, and (e) providing transitional arrangements for the introduction of the State-wide codes, including the amendment of other environmental planning instruments.	Yes	The Planning Proposal does not derogate the aims of <i>SEPP (Exempt and Complying Development Codes) 2008</i> .
<i>SEPP (Housing for Seniors or People with a Disability) 2004</i>	Yes (applies to NSW, with minor exceptions)	(1) This Policy aims to encourage the provision of housing (including residential care facilities) that will: (a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and	Yes	The Planning Proposal does not derogate the aims of <i>SEPP (Housing for Seniors or People with a Disability) 2004</i> .

State Environmental Planning Policy	Applicable?	Aims of policy, if applicable?	Consistent?	Assessment
		(b) make efficient use of existing infrastructure and services, and (c) be of good design. (2) These aims will be achieved by: (a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and (b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and (c) ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.		
SEPP (Infrastructure) 2007	Yes (applies to NSW)	The aim of this Policy is to facilitate the effective delivery of infrastructure across the State by: (a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and (b) providing greater flexibility in the location of infrastructure and service facilities, and (c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and (d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and (e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and (f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.	Yes	The Planning Proposal does not derogate the aims of SEPP (Infrastructure) 2007.
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	No			Not applicable to the Berrigan Shire LGA
SEPP (Kurnell Peninsula) 1989	No			Not applicable to the Berrigan Shire LGA
SEPP (Major Development) 2005	Yes (applies to NSW)	The aims of this Policy are as follows: (a) (Repealed) (b) (Repealed) (c) to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant sites for the benefit of the State, (d) to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes, (e) (Repealed) (f) (Repealed)	Yes	The Planning Proposal does not derogate the aims of SEPP (Major Development) 2005.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Yes (applies to NSW)	The aims of this Policy are, in recognition of the importance to New South Wales of mining, petroleum production and extractive industries: (a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and (b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and (b1) to promote the development of significant mineral resources, and (c) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and	Yes	The Planning Proposal does not derogate the aims of SEPP (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy	Applicable?	Aims of policy, if applicable?	Consistent?	Assessment
		(d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development: (i) to recognise the importance of agricultural resources, and (ii) to ensure protection of strategic agricultural land and water resources, and (iii) to ensure a balanced use of land by potentially competing industries, and (iv) to provide for the sustainable growth of mining, petroleum and agricultural industries.		
SEPP (Miscellaneous Consent Provisions) 2007	Yes (applies to NSW)	The aims of this Policy are as follows: (a) to provide that the erection of temporary structures is permissible with consent across the State, (b) to ensure that suitable provision is made for ensuring the safety of persons using temporary structures, (c) to encourage the protection of the environment at the location, and in the vicinity, of temporary structures by specifying relevant matters for consideration, (d) to provide that development comprising the subdivision of land, the erection of a building or the demolition of a building, to the extent to which it does not already require development consent under another environmental planning instrument, cannot be carried out except with development consent.	Yes	The Planning Proposal does not derogate the aims of SEPP (Miscellaneous Consent Provisions) 2007.
SEPP (Penrith Lakes Scheme) 1989	No			Not applicable to the Berrigan Shire LGA
SEPP (Port Botany and Port Kembla) 2013	No			Not applicable to the Berrigan Shire LGA
SEPP (Rural Lands) 2008	Yes (applies to NSW, except metropolitan LGAs)	The aims of this Policy are as follows: (a) to facilitate the orderly and economic use and development of rural lands for rural and related purposes, (b) to identify the Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State, (c) to implement measures designed to reduce land use conflicts, (d) 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, (e) to amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.	Yes	The Planning Proposal does not derogate the aims of SEPP (Rural Lands) 2008.
SEPP (SEPP 53 Transitional Provisions) 2011	No			Not applicable to the Berrigan Shire LGA
SEPP (State and Regional Development) 2011	Yes (applies to NSW)	The aims of this Policy are as follows: (a) to identify development that is State significant development, (b) to identify development that is State significant infrastructure and critical State significant infrastructure, (c) to confer functions on joint regional planning panels to determine development applications.	Yes	The Planning Proposal does not derogate the aims of SEPP (State and Regional Development) 2011.
SEPP (Sydney Drinking Water Catchment) 2011	No			Not applicable to the Berrigan Shire LGA
SEPP (Sydney Region Growth Centres) 2006	No			Not applicable to the Berrigan Shire LGA
SEPP (Three Ports) 2013	No			Not applicable to the Berrigan Shire LGA
SEPP (Urban Renewal) 2010	No			Not applicable to the Berrigan Shire LGA
SEPP (Western Sydney Employment Area) 2009	No			Not applicable to the Berrigan Shire LGA
SEPP (Western Sydney Parklands) 2009	No			Not applicable to the Berrigan Shire LGA

State Environmental Planning Policy	Applicable?	Aims of policy, if applicable?	Consistent?	Assessment
<i>SEPP No. 1 – Development Standards</i>	No			Not applicable to the Berrigan Shire LGA
<i>SEPP No. 14 – Coastal Wetlands</i>	No			Not applicable to the Berrigan Shire LGA
<i>SEPP No. 15 – Rural Landsharing Communities</i>	No			Not applicable to the Berrigan Shire LGA
<i>SEPP No. 19 – Bushland in Urban Areas</i>	No			Not applicable to the Berrigan Shire LGA
<i>SEPP No. 21 – Caravan Parks</i>	Yes (applies to NSW)	(1) <i>The aim of this Policy is to encourage:</i> (a) <i>the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and</i> (b) <i>the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and</i> (c) <i>the provision of community facilities for land so used, and</i> (d) <i>the protection of the environment of, and in the vicinity of, land so used.</i>	Yes	The Planning Proposal does not derogate the aims of <i>SEPP No. 21 – Caravan Parks</i> .
<i>SEPP No. 26 – Littoral Rainforests</i>	No			Not applicable to the Berrigan Shire LGA
<i>SEPP No. 29 – Western Sydney Recreation Area</i>	No			Not applicable to the Berrigan Shire LGA
<i>SEPP No. 30 – Intensive Agriculture</i>	Yes (applies to NSW)	(1) <i>The aims of this Policy are:</i> (a) <i>to require development consent for cattle feedlots having a capacity to accommodate 50 or more head of cattle, and piggeries having a capacity to accommodate 200 or more pigs or 20 or more breeding sows, and</i> (b) <i>to provide for public participation in the consideration of development applications for cattle feedlots or piggeries of this size, and</i> (c) <i>to require that, in determining a development application for cattle feedlots or piggeries of this size, the consent authority is to take into consideration:</i> (i) <i>the adequacy of information provided, and</i> (ii) <i>the potential for odour, water pollution and soil degradation, and</i> (iii) <i>measures to mitigate potential adverse impacts, and</i> (iv) <i>measures for the health and welfare of animals, and</i> (v) <i>relevant guidelines,</i> <i>so as to achieve greater consistency in environmental planning and assessment for cattle feedlots and piggeries.</i> (2) <i>This Policy also aims to extend the definition of the term rural industry where used in environmental planning instruments so as to include within the meaning of that term composting facilities and works, including facilities and works for the production of mushroom substrate.</i>	Yes	The Planning Proposal does not derogate the aims of <i>SEPP No. 30 – Intensive Agriculture</i> .
<i>SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)</i>	Yes (applies to NSW)	(1) <i>This Policy aims:</i> (a) <i>to promote the orderly and economic use and development of land by enabling urban land which is no longer required for the purpose for which it is currently zoned or used to be redeveloped for multi-unit housing and related development, and</i> (b) <i>to implement a policy of urban consolidation which will promote the social and economic welfare of the State and a better environment by enabling:</i> (i) <i>the location of housing in areas where there are existing public infra-structure, transport and community facilities, and</i> (ii) <i>increased opportunities for people to live in a locality which is close to employment, leisure and other opportunities, and</i> (iii) <i>the reduction in the rate at which land is released for development on the fringe of existing urban areas.</i> (2) <i>The objectives of this Policy are:</i> (a) <i>to ensure that urban land suitable for multi-unit housing and related development is</i>	Yes	The Planning Proposal does not derogate the aims of <i>SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)</i> .

State Environmental Planning Policy	Applicable?	Aims of policy, if applicable?	Consistent?	Assessment
		<i>made available for that development in a timely manner, and</i> <i>(b) to ensure that any redevelopment of urban land for multi-unit housing and related development will result in:</i> <i>(i) an increase in the availability of housing within a particular locality, or</i> <i>(ii) a greater diversity of housing types within a particular locality to meet the demand generated by changing demographic and household needs, and</i> <i>(c) to specify:</i> <i>(i) the criteria which will be applied by the Minister to determine whether the redevelopment of particular urban land sites is of significance for environmental planning for a particular region, and</i> <i>(ii) the special considerations to be applied to the determination of development applications for multi-unit housing and related development on sites of such significance.</i>		
<i>SEPP No. 33 – Hazardous and Offensive Development</i>	Yes (applies to NSW)	<i>This Policy aims:</i> <i>(a) to amend the definitions of hazardous and offensive industries where used in environmental planning instruments, and</i> <i>(b) to render ineffective a provision of any environmental planning instrument that prohibits development for the purpose of a storage facility on the ground that the facility is hazardous or offensive if it is not a hazardous or offensive storage establishment as defined in this Policy, and</i> <i>(c) to require development consent for hazardous or offensive development proposed to be carried out in the Western Division, and</i> <i>(d) to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account, and</i> <i>(e) to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact, and</i> <i>(f) to require the advertising of applications to carry out any such development.</i>	Yes	The Planning Proposal does not derogate the aims of <i>SEPP No. 33 – Hazardous and Offensive Development</i> .
<i>SEPP No. 36 – Manufactured Home Estates</i>	Yes (applies to NSW)	<i>(1) The aims of this Policy are:</i> <i>(a) to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and</i> <i>(b) to provide immediate development opportunities for manufactured home estates on the commencement of this Policy, and</i> <i>(c) to encourage the provision of affordable housing in well designed estates, and</i> <i>(d) to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and</i> <i>(e) to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and</i> <i>(f) to protect the environment surrounding manufactured home estates, and</i> <i>(g) to provide measures which will facilitate security of tenure for residents of manufactured home estates.</i>	Yes	The Planning Proposal does not derogate the aims of <i>SEPP No. 36 – Manufactured Home Estates</i> .
<i>SEPP No. 39 – Spit Island Bird Habitat</i>	No			Not applicable to the Berrigan Shire LGA
<i>SEPP No. 44 – Koala Habitat Protection</i>	No			Not applicable to the Berrigan Shire LGA
<i>SEPP No. 47 – Moore Park Showground</i>	No			Not applicable to the Berrigan Shire LGA
<i>SEPP No. 50 – Canal Estate Development</i>	Yes (applies	<i>This Policy aims to prohibit canal estate development as described in this Policy in order to</i>	Yes	The Planning Proposal does not

State Environmental Planning Policy	Applicable?	Aims of policy, if applicable?	Consistent?	Assessment
	to NSW)	<i>ensure that the environment is not adversely affected by the creation of new developments of this kind.</i>		derogate the aims of <i>SEPP No. 50 – Canal Estate Development</i> .
<i>SEPP No. 52 – Farm Dams and Other Works in Land and Water Management Plan Areas</i>	No			Not applicable to the Berrigan Shire LGA
<i>SEPP No. 55 – Remediation of Land</i>	Yes (applies to NSW)	(1) <i>The object of this Policy is to provide for a Statewide planning approach to the remediation of contaminated land.</i> (2) <i>In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:</i> (a) <i>by specifying when consent is required, and when it is not required, for a remediation work, and</i> (b) <i>by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and</i> (c) <i>by requiring that a remediation work meet certain standards and notification requirements.</i>	Yes	The Planning Proposal does not derogate the aims of <i>SEPP No. 55 – Remediation of Land</i>. For the purposes of clause 6 of <i>SEPP No. 55 – Remediation of Land</i> and <i>Managing Land Contamination: Planning Guidelines</i> (DUAP & EPA, 1998) the Land: • is not located within an “investigation area” which means land declared to be an investigation area by a declaration in force under Division 2 of Part 3 of the <i>Contaminated Land Management Act 1997</i>; and • is not land on which development for a purpose referred to in Table 1 to the <i>Managing Land Contamination: Planning Guidelines</i> (DUAP & EPA, 1998) is being, or is known to have been, carried out.
<i>SEPP No. 59 – Central Western Sydney Regional Open Space and Residential</i>	No			Not applicable to the Berrigan Shire LGA
<i>SEPP No. 62 – Sustainable Aquaculture</i>	Yes (applies to NSW, with minor exceptions)	<i>The aims and objectives of this Policy are:</i> (a) <i>to encourage sustainable aquaculture, including sustainable oyster aquaculture, in the State, namely, aquaculture development which uses, conserves and enhances the community’s resources so that the total quality of life now and in the future can be preserved and enhanced, and</i> (b) <i>to make aquaculture development permissible in certain zones under the Standard Instrument, as identified in the NSW Land Based Sustainable Aquaculture Strategy, and</i> (c) <i>to set out the minimum site location and operational requirements for permissible aquaculture development (the minimum performance criteria), and</i> (d) <i>to establish a graduated environmental assessment regime for aquaculture development based on the applicable level of environmental risk associated with site and operational factors (including risks related to climate change, in particular, rising sea levels), and</i> (e) <i>to apply the Policy to land-based aquaculture development and oyster aquaculture development in the State and to include facility for extension of the Policy to natural water-based aquaculture.</i>	Yes	The Planning Proposal does not derogate the aims of <i>SEPP No. 62 – Sustainable Aquaculture</i> .
<i>SEPP No. 64 – Advertising and Signage</i>	Yes (applies to NSW)	(1) <i>This Policy aims:</i> (a) <i>to ensure that signage (including advertising):</i> (i) <i>is compatible with the desired amenity and visual character of an area, and</i> (ii) <i>provides effective communication in suitable locations, and</i> (iii) <i>is of high quality design and finish, and</i> (b) <i>to regulate signage (but not content) under Part 4 of the Act, and</i> (c) <i>to provide time-limited consents for the display of certain advertisements, and</i>	Yes	The Planning Proposal does not derogate the aims of <i>SEPP No. 64 – Advertising and Signage</i> .

State Environmental Planning Policy	Applicable?	Aims of policy, if applicable?	Consistent?	Assessment
		(d) to regulate the display of advertisements in transport corridors, and (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.		
SEPP No. 65 – Design Quality of Residential Flat Development	Yes (applies to NSW)	(1) This Policy aims to improve the design quality of residential flat development in New South Wales. (2) This Policy recognises that the design quality of residential flat development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high quality design. (3) Improving the design quality of residential flat development aims: (a) to ensure that it contributes to the sustainable development of New South Wales: (i) by providing sustainable housing in social and environmental terms, and (ii) by being a long-term asset to its neighbourhood, and (iii) by achieving the urban planning policies for its regional and local contexts, and (b) to achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define, and (c) to better satisfy the increasing demand, the changing social and demographic profile of the community, and the needs of the widest range of people from childhood to old age, including those with disabilities, and (d) to maximise amenity, safety and security for the benefit of its occupants and the wider community, and (e) to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions. (4) This Policy aims to provide: (a) consistency of policy and mechanisms across the State, and (b) a framework for local and regional planning to achieve identified outcomes for specific places.	Yes	The Planning Proposal does not derogate the aims of SEPP No. 65 – Design Quality of Residential Flat Development.
SEPP No. 70 – Affordable Housing (Revised Schemes)	No			Not applicable to the Berrigan Shire LGA
SEPP No. 71 – Coastal Protection	No			Not applicable to the Berrigan Shire LGA

APPENDIX G:

Applicable Directions under section 117(2) of the ***Environmental Planning and Assessment Act*** **1979**

Local Planning Directions	Applicable?	Requirement	Consistency? (consistent; justifiably inconsistent; inconsistent)
1. Employment and Resources			
1.1 Business and Industrial Zones	Yes	<i>Encouraging employment growth in suitable locations, protecting employment land in business and industrial zones, and supporting the viability of identified strategic centres</i>	<u>Consistent</u> : The Planning Proposal encourages employment growth via the expansion of an adjoining existing industrial area.
1.2 Rural Zones	No		
1.3 Mining, Petroleum Production and Extractive Industries	No		
1.4 Oyster Aquaculture	No		
1.5 Rural Lands	No		
2. Environment and Heritage			
2.1 Environment Protection Zones	Yes	<i>Environmentally sensitive areas should be protected and conserved</i>	<u>Consistent</u> : The Land is not known to contain any environmentally sensitive areas and the Planning Proposal does not derogate the objective of this Direction.
2.2 Coastal Protection	No		
2.3 Heritage Conservation	Yes	<i>Items, areas, objects and places of environmental heritage significance and indigenous heritage significance should be conserved</i>	<u>Consistent</u> : The Land is not known to contain any items, areas, objects or places of Aboriginal or European cultural heritage significance and the Planning Proposal does not derogate the objective of this Direction.
2.4 Recreation Vehicle Areas	Yes	<i>Sensitive land or land with significant conservation values should be protected from adverse impacts from recreation vehicles</i>	<u>Consistent</u> : No recreation vehicle areas are proposed.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Yes	<i>A variety and choice of housing types to provide for existing and future housing needs is encouraged, as well as making efficient use of and providing access to existing infrastructure and services, and minimising the impact of residential development on the environment and resources</i>	<u>Justifiably inconsistent</u> : Whilst the Planning Proposal would reduce the area of R5 Large Lot Residential Zone land in Berrigan by 10.81 hectares and increase IN1 General Industrial Zone land by the same amount, these changes would only affect R5 Large Lot Residential Zone objective development outcomes for Berrigan in minor ways given: - the minimum lot size of the subject R5 Large Lot Residential Zone land is currently 2.0 hectares and therefore a loss of development lot potential is only 4 lots; and - vacant land supply for existing R5 Large Lot Residential Zone land in Berrigan is currently approximately 32 lots whilst demand is only approximately 0.2 lots per annum or 1 lot every 5 years. The Planning Proposal is therefore of minor significance in regard to impacts to R5 Large Lot Residential Zone objective development outcomes for Berrigan.
3.2 Caravan Parks and Manufactured Home Estates	Yes	<i>Providing for a variety of housing types and opportunities for caravan parks and manufactured home estates is encouraged</i>	<u>Consistent</u> : The Land does not contain any existing caravan parks or manufactured home estates and the Planning Proposal does not derogate the objective of this Direction.
3.3 Home Occupations	Yes	<i>The carrying out of low-impact small businesses in dwelling houses is encouraged</i>	<u>Consistent</u> : The LEP already allows “home occupation” in the ‘RU5 Village Zone’ and the ‘R5 Large Lot Residential Zone’ without the need for development consent.
3.4 Integrating Land Use and Transport	Yes	<i>Ensuring that development land has access to the existing road and cycle networks is encouraged so as to facilitate access to jobs and services by walking, cycling and public transport, and thereby reduce dependence on cars and reduce travel demand including the number of trips generated and the</i>	<u>Consistent</u> : The Land has access to the local road network, with Strathvale Road controlled and maintained by Council and Jerilderie Street (Berrigan Road) controlled and maintained by the RMS. Before the Land could be used for expansion of the existing freight transport facility a development application would need to be prepared, lodged with and approved by Council. As a part of this process possible environmental effects would need to be investigated and documented, including, for

Local Planning Directions	Applicable?	Requirement	Consistency? (consistent; justifiably inconsistent; inconsistent)
		<i>distances travelled, especially by car</i>	example, possible traffic impacts associated with proposed traffic generation and days and hours of operation etc. These environmental effects would need to be investigated and documented in accordance with Part 1 of Schedule 1 of the EP&A Regs and clause 104 of <i>State Environmental Planning Policy (Infrastructure) 2007</i> .
3.5 Development Near Licensed Aerodromes	No		
3.6 Shooting Ranges	No		
4. Hazard and Risk			
4.1 Acid Sulfate Soils	No		<u>Consistent</u> : The Land is not known to contain acid sulfate soils.
4.2 Mine Subsidence and Unstable Land	No		<u>Consistent</u> : The Land is not known to be subject to mine subsidence or to be unstable land.
4.3 Flood Prone Land	No		<u>Consistent</u> : Current updated Council flood mapping does not identify the Land as flood prone land.
4.4 Planning for Bushfire Protection	No		<u>Consistent</u> : The Land is not identified as bushfire prone land.
5. Regional Planning			
5.1 Implementation of Regional Strategies	No		<u>Consistent</u> : The <i>Draft Murray Regional Strategy 2009</i> is not relevant to this Direction.
5.2 Sydney Drinking Water Catchments	No		
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No		
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No		
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	No		
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	No		
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	No		
5.8 Second Sydney Airport: Badgerys Creek	No		
5.9 North West Rail Link Corridor Strategy	No		
6. Local Plan Making			
6.1 Approval and Referral Requirements	Yes	<i>LEP provisions should encourage the efficient and appropriate assessment of development</i>	<u>Consistent</u> : The Planning Proposal does not derogate the objective of this Direction.
6.2 Reserving Land for Public Purposes	No		
6.3 Site Specific Provisions	Yes	<i>Unnecessarily restrictive site specific planning controls are discouraged</i>	<u>Consistent</u> : The Planning Proposal makes use of the existing IN1 General Industrial Zone under the LEP, whilst recognising that carrying over a 1,000 square metre minimum lot size would be inappropriate given the 10.81 hectare area of the Land. Should further subdivision of the rezoned Land with a 10 hectare minimum lot size be contemplated this should be the subject of a separate planning proposal which investigates related possible servicing and amenity impacts.
7. Metropolitan Planning			
7.1 Implementation of A Plan for Growing Sydney	No		
7.2 Implementation of Greater Macarthur Land Release Investigation	No		

Proposal to Extend Existing Grain Storage Facility

McNaughts Berrigan

Strathvale Road

For the consideration of the Berrigan Shire Council

07 August 2015

Proposal - Extension details

PROPOSED SITE PLAN

In preparation for this coming harvest, McNaughts Grain and Fertilizers propose the below extension to their existing grain storage facility and request the consideration and approval of the Berrigan Shire Council.

We'd like to add additional extra flat storage on land that is adjacent to the western boundary of the current site. We propose preparing land for three 40,000MT bunkers with the intention of being able to split them as required for each individual harvest. In the 2014 harvest we received approximately 45,000MT and we believe by offering the additional segregations we may receive an additional 40,000MT with no risk of running out of storage capacity. We're primarily seeking this extension for the following key reasons:

ECONOMIES OF SCALE

We'd like to increase the speed and general facilities. If the site has additional capacity the overall storage cost per tonne will substantially decrease allowing more capital improvements to take place.

This will enable;

- b. The ability to offer more competitive prices
- 2) The site will have the ability to capture more grain from the local area in all years, whether there is an above or below average volume of grain.
- a. Enable the site to offer more segregations for growers, as it currently can not cater for all grades and therefore all growers.

Creating the additional storage ensures the site remains a viable long-term facility for local farmers

BACKGROUND

- John McNaught founded the company and started in Berrigan 29 years ago
- McNaughts Transport, McNaughts Grain & Fertilizer, McNaughts Storage and Hopper Trailers Australia are all based within the Berrigan Shire. Finley hosts the Transport Head Office and the Hopper Trailers Australia business whilst Berrigan remains the central hub for all fertilizer and grain storage business
- McNaughts management team has over 100 years of combined experience in the local community and grain industry and wish to see Berrigan grow to service the local growers as well as their multi-national customers
- McNaughts employ professional personal with extensive experience in handling grain in shed, silos, and bunker facilities in order to run a professional and trustworthy business in the local shire.

PROPOSED SITE PLAN - DIAGRAM



	Details
Economic advantages	Numerous seasonal jobs (up to 12 additional) as well as local full-time employment (up to 3).
	\$2.4M invested in infrastructure, new road ways and equipment
	Significant savings to local growers (minimum \$12 per tonne) who can deliver locally rather than having to travel to neighboring sites
	Opportunity for Berrigan to gain exposure through multi-national companies and grain marketers (Cargill/AWB, Glencore, CBH, Murray Goulburn, Rivalea etc)

Local grower support can be rallied should the council require sufficient evidence that this investment and extension would assist in adding economic value back to them directly.

	Details
Site expansion specifics	Addition of three 40,000MT earth wall bunkers which can be divided in the centre to be 6 x 20,000MT bunkers (in which case there would be no road way between and layout would remain as shown in diagram).
	Capacity increase of 120,000MT. Current capacity is 46,000MT.
	20 metres of native plantings (both trees and shrubs) on the Eastern boundary. 40 metres of native plantings on the Southern boundary.
	Water drainage/storm water to be retained on the property and to run to existing water collection point on the eastern side of existing concrete silos. Bunkers planned to run parallel with the natural fall of the existing ground (as shown in diagram).
	Approximately 20 acres required of land currently zoned as R5 (low density residential).

All information noted above is open for discussions, suggestions and recommendations