

STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS AND ADDITIONS TO A SHED AND NEW CARPARK AND DRIVEWAY

269 HENRY LAWSON DRIVE, EURUNDEREE (LOT 176 DP755418)



CLIENT: SPENCER COCOA

DATE: 15 SEPTEMBER 2022

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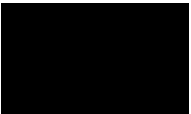
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1 INTRODUCTION

1.1 PURPOSE

This Statement of Environmental Effects (SEE) has been prepared on behalf of Spencer Cocoa (the applicant) to accompany a development application (DA) for alterations and additions to an existing shed, a new carpark and driveway on land known as 269 Henry Lawson Drive, Eurunderee NSW 2850 (Lot 176 DP755418) (the site).

The SEE demonstrates that the proposed development has been formulated having full and proper regard to development controls and environmental qualities of the site and its surroundings.

1.2 CONSENT AUTHORITY

The proposed development requires consent under the *Environmental Planning and Assessment Act 1979* (EP&A Act). Mid-Western Regional Council (Council) is the consent authority for the proposed development.

1.3 INTEGRATED DEVELOPMENT

The proposed development is not integrated development pursuant to the provisions of Section 4.46 of the EP&A Act

1.4 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

This SEE accompanies a DA for the proposed development. It has been prepared on behalf of the applicant and includes the matters referred to in Section 4.15 of the EP&A Act and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the proposed development;
- Describe the land to which the DA relates and the character of the surrounding area; and
- Define the statutory planning framework within which the DA is to be assessed and determined.

1.5 PERMISSIBILITY

Pursuant to the Mid-Western Regional Local Environmental Plan (LEP) 2012, the site is zoned RU4 Primary Production Small Lots, in which *agricultural produce industry* is permitted with consent. The extension of the shed will accommodate services which are ancillary to the approved (DA0426/2021) and existing *agricultural produce industry*, namely, a product tasting and sales area. The carpark will support these uses. The proposal has been formulated having regard to the provisions of LEP 2012 and Mid-Western Regional Development Control Plan (DCP) 2013.

1.6 EXISTING DEVELOPMENT APPROVALS

- Approved Winery and Wine Sale Area (DA 232/88),
- Approved Shed with annex (BA8/98),
- Change of Use of Existing Shed for Agricultural Produce Industry (Cocoa processing and chocolate making) DA0426/2021

1.7 PRE-LODGEMENT CONSULTATION

1.7.1 Pre-DA Meeting

The proposed development was discussed in a pre-DA meeting (P0301611) on 10 May 2022. The meeting was attended by Lija Susnja (Council officer) and Thea Spencer (Spencer Cocoa – the applicant). In general Council were supportive of the development as long as it could be demonstrated that it is ancillary to the approved *agricultural produce industry* on site. Meeting minutes can be found at **Appendix 4**. *Table 1.7.1.1* provides a summary of key matters discussed at the meeting.

Table 1.7.1.1: Matters Discussed at Pre-DA Meeting

| Matter | | Pre-DA Comment | Compliance |
|-----------------------|-----|---|--|
| Ancillary Eligibility | Use | Is the component going to serve the dominant purpose of the development or is it independent? | The visitor tasting and sales will be a minor operation in terms of scale, floor area and hours of operation. It will serve as ancillary to the dominant purpose of cocoa processing and chocolate making. |
| Ancillary Eligibility | Use | What is the amount of land to be used for certain component, relative to the amount of land proposed to be used for other purposes? If the amount of land is relatively small, it is more likely to be ancillary. | The carparking area will make up 0.7% of the total land area but will serve the entire site. The visitor sales will make up for 12.4% of the total gross floor area of the shed (some of this area will be used as thoroughfare). The amount of land and floor space is considered to be relatively small in comparison to the gross floor area of the shed and entire site land area. |
| Ancillary Eligibility | Use | Is the purpose inconsistent with the dominant purpose? | The purpose is not inconsistent with the dominant purpose of the agricultural produce industry. The purpose is to provide visitors with the opportunity to taste and buy chocolate made on site and to see the chocolate making process. It is therefore consistent with the dominant purpose. |
| Ancillary Eligibility | Use | Is the component temporary or ongoing? | The component will be ongoing but in a limited and controlled capacity in terms of limiting bookings (maximum 2 per day), limiting days (4 days per week), times of operation (1 hour per tour between 10am and 4pm) and group size (maximum of between 10 and 12 people). |
| Ancillary Eligibility | Use | Are the components of development related? | The cocoa processing and chocolate making is the primary use and the visitor tasting and sales of this same chocolate is ancillary to the primary use. The proposed ancillary development depends on the primary use, they are therefore closely related to each. |
| Ancillary Eligibility | Use | Physical proximity? | The primary and ancillary uses are located within the same shed. |

| Matter | | Pre-DA Comment | Compliance |
|----------------------------------|--------|---|--|
| Ancillary Eligibility | Use | Secondary use not specifically excluded in definition of primary use? If definition of primary use specifically excludes the secondary use (eg warehouse specifically excluding retail), then you have a mixed use development. | <p>The ancillary use is not excluded from the below definition:</p> <p>'agricultural produce industry means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.'</p> <p>The development is therefore not a mixed-use development.</p> |
| Ancillary Eligibility | Use | Does the definition of the primary use include the term "the principle purpose of which"? if so, there is flexibility. | The definition of an agricultural produce industry does not include the term "the principle purpose of which". |
| Documents to be provided with DA | | Statement of Environmental Effects, Site Plan, Floor Plan, Elevations and Carparking Details with dimensions. | The SEE is this current document. The Site Plan which includes car parking details is included at Appendix 2 . The Floor Plan and Elevations are at Appendix 1 . |
| Fire Measures | Safety | Details of existing and proposed fire safety measures | Proposed fire safety measures are shown at Appendix 1 . These include the provision of a fire blanket and fire extinguishers throughout the shed. These proposed fire safety measures match the existing fire safety measures. |
| Pathway | | A continuous path of travel is to be provided from the disabled parking space to the main entrance of the building and to disabled toilet facilities. | A continuous path of travel has been provided from the disabled parking space to the main entrance of the building and to disabled toilet facilities. Shown in Floor Plans at Appendix 1 and within the Site Plan at Appendix 2 . |

A change of use of the shed was approved under DA0426/2021 for the agricultural produce industry of cocoa processing and chocolate making. The table above has demonstrated that the proposed development will not take away from the principal purpose of the *agricultural produce industry* of cocoa processing and chocolate making. The development will instead compliment the principal purpose by providing a unique ancillary use.

2 SITE AND SURROUNDING AREA

2.1 SITE SUMMARY

| | |
|----------------------------|---|
| Address | 269 Henry Lawson Drive, Eurunderee 2850 |
| Lot and DP | Lot 176 DP755418 |
| Zone | RU4 Primary Production Small Lots |
| Land Area | 4.041ha |
| Existing Structures | The property operates as a vineyard incorporating approximately 2.32 hectares of vines. There is an existing winery and shed. |

2.2 SITE AND SURROUNDING AREA

The site is rectangular in shape with an approximate area of 4.041 hectares (ha). The site has a 70 metre (m) frontage to Henry Lawson Drive and a 71m frontage to Craigmoor Road.

The site is zoned RU4 Primary Production Small Lots. The property has 2.32 ha of vines and an approved winery with wine sales area. The site also supports an existing shed. Other features include scattered vegetation and a farm dam. The site displays a relatively flat topography. A Site Plan has been provided at **Appendix 2**.

The surrounding land is predominantly zoned RU4, predominantly utilised for rural and agricultural purposes. Land immediately to the east is zoned RU4, SP1 Special Activities and SP2 Infrastructure, with the Mudgee Airport located within the land zoned SP2. The land immediately to the north, west and south is zoned RU4. A location Map at *Figure 1* below and Ariel view at *Figure 2* (overleaf) of the site has been provided below.



Figure 1: Location Plan. Subject site outlined in red (Source: Metro Maps 2022)



Figure 2: Aerial view. Subject site outlined in red (Source: Metro Maps 2022)

2.3 PHYSICAL FEATURES

2.3.1 Vegetation

Vegetation on site comprises grape vines located on the western portion of the site. The eastern portion of the site contains scattered trees and vegetation with vines located in the south eastern portion.

The site contains a very small portion of vegetation mapped on the biodiversity values map shown in *Figure 3* below. This vegetation makes up an area of 9m² and is far removed from any proposed development on site.

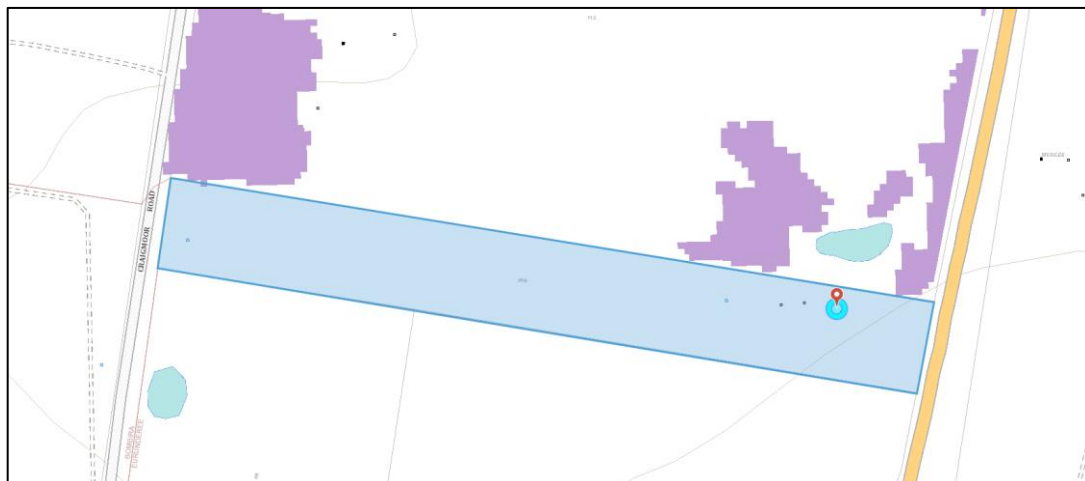


Figure 3: Biodiversity Value Map (Source: Biodiversity Values Map and Threshold Tool)

2.3.2 Heritage

The site does not contain any heritage listed items and is not located in a Heritage Conservation Area (HCA). The site is not identified as sensitive Aboriginal landscape and no Aboriginal sites or places are identified within 50m of the site in the AHIMS Search in **Appendix 3**.

2.3.3 Bushfire

The site is not identified as bushfire prone land.

2.3.4 Geotechnical and Topography

The site is not identified as potentially containing acid sulfate soils. The site is not listed on the NSW Environmental Protection Authority (EPA) contaminated sites register. The site displays a relatively flat topography, with a cross fall from west to east of 2m represented at 0.4%.

2.3.5 Flooding

The site is not identified as flood prone land.

2.3.6 Traffic and Access

The site has frontage to Henry Lawson Drive to the east, a rural sealed road with a sign posted speed limit of 100 km per hour. The site also has frontage to Craigmoor Road to the west. Access to the site is provided through a driveway via Henry Lawson Drive. There is no access provided via Craigmoor Road.

2.3.7 Groundwater Vulnerability

The site is mapped on the Groundwater Vulnerability Map.

3 THE PROPOSAL

This DA seeks consent for alterations and additions to an existing shed, a new carpark and driveway. The purpose of making additions to the shed (an approved for *agricultural produce industry* - DA0426/2021) is to develop a visitor tasting and sales area which will be ancillary to the cocoa processing and chocolate making. Supporting documentation has been prepared by Spencer Cocoa provided at **Appendix 5** which details the justification for this development and measures to be taken to ensure it remains a minor operation, ancillary to the primary use of the shed.

3.1 PROPOSED ALTERATION AND ADDITIONS

3.1.1 Shed

The existing shed is 162m² and the proposed extension will be 63m² (shown in *Figure 4* below). The alterations will allow for a re-allocation of some dry storage space within the approved floor plan for DA0426/2021 to allow for a small visitor tasting and sales space and amenities. The visitor tasting and sales area will make up 12% (28m²) of the total floor area for the shed. The amenities will include an ambulant toilet and a separate accessible toilet. These amenities will replace existing amenities on site which were constructed in 1998 and therefore do not meet current accessibility standards. The accessibility standards for the new amenities have been outlined within the Shed Plans at **Appendix 1**.

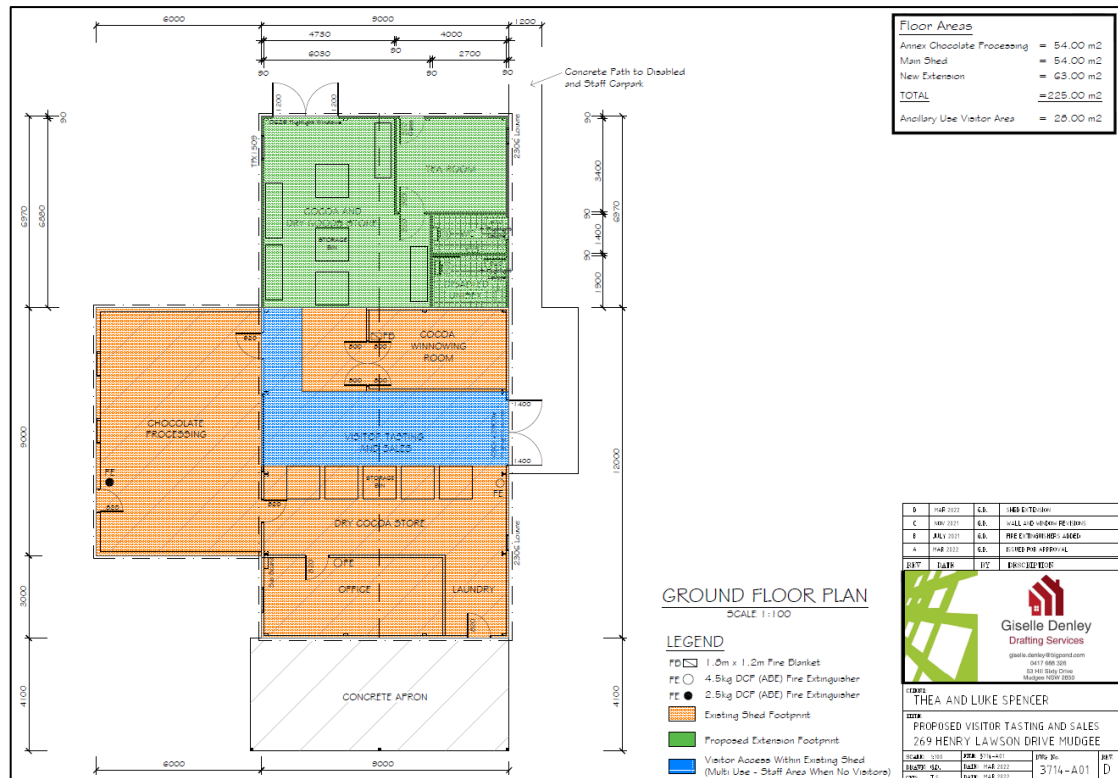


Figure 4: Floor Plan (Source: Giselle Denley Drafting Services)

3.1.2 Car Parking Area

A new carpark is proposed with upgrades to the existing driveway. The existing carpark was approved and constructed in the late 1990s as a part of the winery. The new carpark will include a separate visitor and staff parking areas (shown in the Site Plan at **Appendix 2**). There will be 9 general visitor car park spaces, 6 staff spaces and 1 accessible car parking space. A new concrete path is proposed from the accessible car park to the main entrance of the shed. This path will run along the north side of the building and will enable access to the building for people with a disability.

3.2 HOURS OF OPERATION

The hours of operation for the visitor tasting and sales will be limited to four days in the week (Thursday to Sunday). The hours of operation will be between 10am and 4pm. Within this time a maximum of two group

bookings can be made per day. Each group size will be limited to a maximum of between 10 and 12 people. Each group will be onsite for a maximum of one hour each. The breakdown of the use of carpark area is detailed in *Table 3.2.1* below:

Table 3.2.1: Breakdown of carpark area use

| CARPARK AREA | USER | MON | TUE | WED | THUR | FRI | SAT | SUN | |
|---|--------------|--|------------|------------|-------------------|-------------------|---|-------------------|--|
| Staff Carpark (6 vehicles maximum) | Staff | Vehicles arrive at 8am Vehicles depart at 5pm | | | | | Staff vehicles arrive prior to and depart after tours | | |
| Accessible Carpark (1 vehicle maximum) | As necessary | Not in use | Not in use | Not in use | 10-11am and 2-3pm | 10-11am and 2-3pm | 10-11am and 2-3pm | 10-11am and 2-3pm | |
| General Visitor Carpark (9 vehicles maximum) | Visitors | Not in use | Not in use | Not in use | 10-11am and 2-3pm | 10-11am and 2-3pm | 10-11am and 2-3pm | 10-11am and 2-3pm | |

4 STATUTORY PLANNING CONTROLS

4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATIONS 2021

The proposed development will require consent under Part 4 of the EP&A Act. A development application would need to address Section 4.15 of the EP&A Act, which has been undertaken as part of this SEE, referring to Section 5 specifically.

The development discussed is **not** considered to be:

- Integrated development pursuant to Section 4.46 of the EP&A Act.
- Designated development pursuant to Schedule 3 of the Environmental Planning and Assessment Regulations 2021 (the Regulations).
- State significant development (SSD) or State significant infrastructure (SSI) pursuant to Section 4.36 of the EP&A Act.
- Regionally significant development pursuant to the State Environmental Planning Policy (SEPP) (Planning Systems) 2021. The development will have a capital investment value of less than \$30 million and therefore will not trigger regionally significant development.

Therefore, the proposed development is considered to be 'local development' and Council is the relevant consent authority.

4.2 STATE ENVIRONMENTAL PLANNING POLICIES

Table 4.2.1 outlines the applicable SEPPs in accordance with Section 4.15 (1) of the EP&A Act.

Table 4.2.1: Applicable SEPPs

| SEPP | COMMENT |
|---|---|
| State Environmental Planning (Resilience and Hazards) 2021 Chapter 4 Remediation of Land | Chapter 4.6 of this SEPP sets out that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated and it is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out. The site is within a rural area and no historic site contamination has been noted at this stage. The site nor it's surrounds is not listed on the EPA contaminated site register. No further consideration required. |

4.3 MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012

The LEP provides a planning framework to facilitate development in an appropriate manner with due consideration to ecologically sustainable development. Relevant Clauses of the LEP are discussed in Table 4.3.1.

Table 4.3.1: Consistency with LEP 2012

| CLAUSE | CONSISTENCY |
|--------------------|---|
| 2.1 Land use zones | The site is zoned RU4 Primary Production Small Lots pursuant to the provisions of Mid-Western Local Environmental Plan 2012 (LEP) Agricultural produce industry is permitted with consent in the RU4 zone and is defined as follows: agricultural produce industry means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry. |

| CLAUSE | CONSISTENCY |
|--|---|
| | The proposed development is ancillary to the approved <i>agricultural produce industry</i> (cocoa processing and chocolate production), in that it allows for visitor tasting and sale of chocolate made on site. It also allows for visitors to view the chocolate making process. The car park will support the current uses onsite. |
| 2.3 Zone objectives | <p>Objectives of the RU4 zone are:</p> <ul style="list-style-type: none"> ➤ <i>To enable sustainable primary industry and other compatible land uses.</i> ➤ <i>To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.</i> ➤ <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i> ➤ <i>To ensure that land is available for intensive plant agriculture.</i> ➤ <i>To encourage diversity and promote employment opportunities related to primary industry enterprises, particularly those that require smaller holdings or are more intensive in nature.</i> <p>The proposal is consistent with the zone objectives as the development will encourage and promote diversity and employment opportunities within the <i>agricultural produce industry</i>. The entire site area is 40,000m², the proposed development takes up 28m² of the floor area of the shed, it therefore does not take away any land reserved for intensive plant agriculture.</p> |
| 4.1 Minimum lot size | The subject site has a minimum lot size of 20ha. The proposal does not include subdivision. |
| 6.1 Salinity | The subject site is not mapped as being affected by salinity. |
| 6.2 Flood planning | The site is not mapped as flood prone land. |
| 6.4 Groundwater vulnerability | The subject site is mapped as being groundwater vulnerable. The proposed alterations and additions to the shed will include appropriate waste facilities in place to prevent any contamination of the groundwater through the use of commercial grade grease arrester and an existing septic system designed to cope with larger volumes generated by the previous winery operations. |
| 6.8 Airspace Operations – Mudgee Airport | Mudgee Airport is located nearby, the proposal will have no impact on the operations and lighting for the Airport. |
| 6.9 Essential services | Essential services are available on site. |

4.4 MID-WESTERN REGIONAL DEVELOPMENT CONTROL PLAN 2013

Mid-Western Regional Development Control Plan (DCP) 2013 provides guidance to development of land under LEP 2013 and is intended to act as an integrated planning document. The purpose of the Mid-western Regional DCP is to supplement the LEP and provide additional information to take into account when preparing a development application. An assessment of the proposed development against DCP requirements is provided in Table 4.4.1 below.

Table 4.4.1: Consistency with Mid-Western Regional Development Control Plan 2013

| CONTROLS | | COMMENT |
|---|--|--|
| Part 5 Development Standards | | |
| 5.1 Carparking | | |
| | | The land use which applies to this development is not listed in the DCP car parking requirement table. Car parking onsite will be based on a merit assessment. A total of 15 spaces will be provided, this includes 9 general parking spaces and 6 staff spaces and 1 accessible carparking space. |
| Hours of operation | | The proposed development will operate for four days a week between Thursday and Sunday between 10am to 4pm. There will be a maximum of 2 group bookings a day (10 to 12 people per group), frequency may be reduced depending on demand and staff availability. |
| Change of Use | | This development is not considered to be a change of use. The approved use of the existing shed is for agricultural produce industry of cocoa processing and chocolate production. The proposed development for visitor sales and tasting will be ancillary to this. The approved use for the shed for DA0426/2021 did not include the provision for carparking spaces. |
| Landscaping | | Vegetation on site comprises of grape vines located on the western portion of the site. The eastern portion of the site contains scattered trees and vegetation with vines located in the south eastern portion. Due to the site being heavily vegetated, no additional vegetation is proposed, a landscape plan is therefore not required. The visitor carpark will be located towards the east of the site and the staff carparking area towards the west of the site. Both of these areas have surrounding vegetation (trees) which will soften the look of the carparking spaces. As all existing vegetation will be retained, the carparks will not negatively affect the overall amenity onsite. |
| 5.2 Flooding | | |
| | | The site is not located on flood prone land. This part of the DCP is therefore not applicable. |
| 5.3 Stormwater Management | | |
| | | The site displays relatively flat topography, with a cross fall from west to east, of 2m represented at 0.4%. The shed extension and upgrade to the carparking area and driveway is unlikely to adversely affect the current stormwater treatment onsite, due to the large site area and flat topography. |
| 5.4 Environmental Controls | | |
| Protection of Aboriginal Archaeological Items | | The application is not considered to be integrated development under Section 4.46 of the EP&A Act, an Aboriginal Heritage Impact Permit is not required. No Aboriginal sites or places of significance are located within 50m of the site, refer to AHIMS Search (at Appendix 3). No further consideration is required. |
| Bushfire Management | | The site is not located on bushfire prone land. No further consideration is required. |
| Riparian and Drainage Line Environments | | The site is not located near any drainage lines, stream, creeks or rivers. The application is not considered to be integrated development under Section 4.46 of the EP&A Act. No activity approval is required. |
| Pollution and Waste Management | | There is no additional waste generated by the proposed development. Visitors will be provided with tasting samples onsite which will not generate additional waste. There are no negative implications associated with noise, water or air pollution associated with the development. |
| Threatened Species and Vegetation Management | | The proposal is not removing any vegetation. The shed extension and access areas are sited to avoid any vegetation removal. |



| CONTROLS | COMMENT |
|--|--|
| Building in Saline Environments | The subject site is not mapped as being affected by salinity. No new residential structures are being proposed and the works are to modify an existing shed. |
| House Slabs and Footings | Minimal construction will be taking place as the proposed works will be modifying the existing structures on site to bring the building up to current food industry standards and fire safety standards. Alterations will follow the BCA Requirements. |
| Brickwork | Minimal construction will be taking place as the proposed works will be modifying the existing structures on site to bring the building up to current food industry standards and fire safety standards. Alterations will follow the BCA Requirements. |
| All Buildings | Minimal construction will be taking place as the proposed works will be modifying the existing structures on site to bring the building up to current food industry standards and fire safety standards. Alterations will follow the BCA Requirements. |
| Alterations and Additions | Minimal construction will be taking place as the proposed works will be modifying the existing structures on site to bring the building up to current food industry standards and fire safety standards. Alterations will follow the BCA Requirements. |
| Part 6 Development in Rural Areas | |
| Building Setbacks | The proposed extension to the shed will not change any front or side building setbacks. All setbacks will remain compliant. |
| Outbuildings and Farm buildings | The proposed development is to extend an existing shed. |



5 ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 SECTION 4.15(1) (A) – STATUTORY PLANNING CONSIDERATIONS

In determining the subject DA, Council is required to consider those relevant matters listed in Section 4.15 (1) of the EP&A Act. Each of the relevant matters is addressed below.

Section 4.15 (1) (a) requires the consent authority to take into consideration the provisions of any environmental planning instrument (EPI), draft EPI, DCP, planning agreement that has been entered into under Section 7.4 or the Regulations.

These matters (and others) are addressed in Section 4 of this report, and below.

The proposal is permissible with consent of Council, and is generally consistent with the provisions and objectives of LEP 2012 and DCP 2013.

5.2 SECTION 4.15(1) (B) – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACTS

The relevant matters are addressed below:

5.2.1 Impacts on the Natural Environment

The proposed works has been considered in the context of the natural environment. As outlined in this SEE, there will be no significant issues relating to flora and fauna for the proposed additions and alterations to an existing shed. Existing vegetation will be retained and the proposal will not affect the primary agricultural purpose of the land. The impacts to the natural environment are therefore well managed.

5.2.2 Impacts on the Built Environment

The proposal is substantially consistent with the objectives and development controls contained within the various environmental planning instruments and development control plans that apply to the site (see Section 4). The development will not significantly impact on the character of the locality and is consistent with existing built form on site. The impacts to the built environment are therefore positive.

5.2.3 Social and Economic Impacts

The development comprises orderly economic development of the site for purposes for which it is zoned. The visitor tasting and sales component will diversify and compliment the agricultural industry use of chocolate processing. In addition to this the shed upgrades, new carpark and proposed path will make the building accessible to persons with a disability. This will allow for an inclusive environment where all members of the public can access the site and its facilities. The proposal will therefore have positive social and economic impacts.

5.3 SECTION 4.15(1) (C) – THE SUITABILITY OF THE SITE

The suitability of the site for the proposed development is dealt with in this SEE. The ongoing use of the land for primary production is consistent with the zoning and other relevant controls. It is therefore considered that the site is suitable for the proposed development.

5.4 SECTION 4.15(1) (D) – SUBMISSIONS

Any relevant representations will need to be considered by the Council in the determination of the development application.

5.5 SECTION 4.15(1) (E) – PUBLIC INTEREST

The public interest is best served by the orderly and economic use of land for purposes permissible under the relevant planning regime and substantially in accordance with the prevailing planning controls. The development is a permissible form of development and is therefore considered to be in the public interest.

6 CONCLUSION

The proposed development is for alterations and additions to an existing shed, a new carpark and driveway on land known as 269 Henry Lawson Drive, Eurunderee (Lot 176 DP755418). The proposal has demonstrated that the visitor tasting and sales is ancillary to the agricultural produce industry of chocolate processing and making. The additions to the shed will allow for it to be accessed by all members of the public including people with a disability. This will make for a more inclusive environment for all members of the public to enjoy.

Consideration has been given to the impact of the proposal on the natural and cultural attributes of the site. The proposal will not impact any items or places of Aboriginal or European heritage qualities, nor will it affect any existing vegetation onsite.

The proposal has been assessed against the relevant SEPPs, LEP provisions and DCP requirements and is considered a permissible development. It is reasonable and appropriate when considered under the relevant heads of consideration in Section 4.15 (1) of the *Environmental Planning and Assessment Act, 1979*, and is worthy of favourable consideration by Council.

APPENDICES

APPENDIX 1

Shed Plans prepared by Giselle Denley Drafting Services

APPENDIX 2

Site Plan prepared by de Witt Consulting

APPENDIX 3

AHIMS search result

APPENDIX 4

Pre-DA meeting minutes

APPENDIX 5

Supporting information prepared by Spencer Cocoa