



Statement of Environmental Effects (SEE):

Project Name: *38 Hill End Road - Industrial Shed*

Prepared for: David Carter

January 2023



Quality Certified System ISO 9001
Environmental Certified System ISO 14001
Safety Certified System ISO 45001



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1. Introduction

This Statement of Environmental Effects (SEE) has been prepared by Access Environmental Planning for David Carter of D&C Powerlines in respect to the subdivision and installation of an industrial shed at Lot 5 of ‘Meramie Grove’ 38 Hill End Road industrial estate, approximately 5 km northwest of Mudgee CBD.

This work will include site preparation including minor excavation, levelling, and compacting of the land surface for the shed slab, installation of the concrete slab, installation of the shed framework and cladding, clean up and rehabilitation of the site and removal of wastes and excess building materials.

An Aboriginal Heritage Information Management System (AHIMS) search was performed to establish that the proposed site was not in or near an aboriginal site or declared aboriginal places. The AHIMS search performed on 31st January 2023 showed there were no records of Indigenous cultural heritage in or near the location.

In compliance with the Environment Protection and Biodiversity Conservation Act of 1999 (EPBC Act) an EPBC Act Protected Matters Search was performed 27/01/2023 to which a EPBC Act Protected Matters Report was rendered. Details regarding the search are included later in this report.

A Bionet Atlas search was performed to establish the type of species in or near the proposed site. The Bionet search performed on 27/01/2023 returned a total of 877 records of 15 species, within a 10km² area around the site. Due to the disturbed land area and nature of the proposed activity, none of these species is likely to be affected by the proposed development.

Any erosion and sediment control measures implemented will be in accordance with the “Blue Book” (Managing Urban Stormwater: Soils and construction – Volume 1 (4th edition)).

Table 1: Proponent details

Project Name	38 Hill End Road - Industrial Shed
Proponent Name	David Carter
Project Manager	David Carter
Contact Details	P: 0418 439 533

1.1. Project Description and Background

1.1.1. Detailed Scope of Works

The proponent plans the subdivision and development of an industrial shed within the industrial estate at 38 Hill End Road, Mudgee. Works will provide an area for industry, warehouse storage and office space for an appropriate business conducted at the site, with D&C Powerlines acting as landlord. The site has slight slope to the north east. The proposed activity area has sandy loam soils over clay subsoils. Industry standard sediment and erosion control measures will be implemented as required.

Construction will be undertaken by the proponent or workers contracted by the proponent.

To satisfactorily complete the work the building contractor will:

- Implement erosion and sediment control measures to prevent runoff
- Remove all existing rubbish and debris from the site

- Apply appropriately qualified trades to the tasks

1.1.2. Machinery and Equipment

Types of machinery and equipment to be used:

- Hand tools, scaffolding
- Power tools
- 4WD Utility
- Excavator / Compactor Machinery
- Concrete Truck

1.1.3. Access and Ancillary Works

All access will be via Hill End Road and Marsh Avenue. No additional works will be required.

1.1.4. Duration and Working Hours

The works are short term, as outlined in Table 2.

Table 2: Project timeframes

Commencement Date	Early 2023
Work Duration	Approximately 3 months
Work Hours	Works will be confined to normal construction hours (Monday to Friday, 7.00 am to 6.00 pm; Saturday 8.00 am to 1.00 pm)

1.2. Project Location and Context

1.2.1. Location of the Proposed Activity

- Street address: Lot 5 of 'Meramie Grove' 38 Hill End Road, Mudgee
- Place names: Industrial Shed
- Distance from main centres or localities: 5 km northwest of Mudgee CBD.

See Figure 1 in Appendix A.

1.2.2. Site Context

Works will occur approximately 5 km northwest of the Mudgee CBD, at 38 Hill End Road, Mudgee.

Latitude: -32.56, Longitude: 149.54

The site is in the Mid-Western Regional Council (MWRC) area.

The site is located within Zone IN1 –General Industrial

1.2.3. Land use and Ownership

- Land Use – Zone IN1 – General Industrial
- Surrounding land zoning – RU1 Primary Production, R5 Large Lot Residential

1.2.4. Project Justification and Consideration of Alternatives

- The installation of the industrial shed will provide manufacturing and storage space for appropriate on-site business activities.

The options are:

- Install the shed at specified location.
- Find an alternative location for the installation of the steel framed shed.
- Do nothing: This option has minimal environmental impact and no additional cost to any stakeholder.

The first option is preferable as it will allow an increased work area and storage capacity on-site for business. The second option may result in greater disturbance to the environment through land use change, and higher financial costs. Doing nothing does not meet the project objectives and the need for additional storage and business space.

2. Statutory and Planning Framework

2.1. Environmental Planning and Assessment Act 1979

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended). To realise the objectives of the Act (proper management of development to achieve environmentally sustainable development) development is considered based on relevant provisions of the Local Environment Plan (LEP), any Development Control Plan (DCP) and appropriate state environmental planning policies (SEPPs).

MWRC LEP 2012

Land Use Table: Zone IN1 General Industrial objectives are:

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To promote a safe and efficient network for the movement of heavy vehicles and to minimise the intrusion of heavy vehicles into nearby residential areas.

The proposed development meets these objectives through generating employment opportunities, providing industrial and warehouse land uses and promoting heavy vehicle operation away from residential areas. The proposed industrial shed is permitted with consent in the IN1 zone.

Clause 6.3 – Earthworks: the consent authority must consider the following matters—

- (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development,
- (b) the effect of the development on the likely future use or redevelopment of the land,
- (c) the quality of the fill or the soil to be excavated, or both,
- (d) the effect of the development on the existing and likely amenity of adjoining properties,
- (e) the source of any fill material and the destination of any excavated material,
- (f) the likelihood of disturbing relics,

- (g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,
- (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

The proposed development is unlikely to have a detrimental effect on existing drainage patterns or soil stability and the site will undergo cut and fill which will minimise the need for fill sourced from other locations. There is a low likelihood of disturbing relics due to historical site use (this SEE contains a Due Diligence cultural heritage assessment that further assesses any potential for disturbance of relics). Negative impacts to a watercourse, drinking water catchment or environmentally sensitive area are not expected.

Clause 6.4 – Groundwater vulnerability: The consent authority must consider the following—

- (a) the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),
- (b) any adverse impacts the development may have on groundwater dependent ecosystems,
- (c) the cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),
- (d) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Site activities are not likely to generate liquid waste and solid waste will be managed through designated waste storage areas, receptacles and regular contract waste removal. No access to groundwater systems is required for the development and there are no groundwater dependent ecosystems in the vicinity. In operation the proposed industrial shed will be serviced by reticulated water and sewerage systems so no on-site effluent disposal is required. Although the site is mapped in groundwater vulnerable zone, negligible impacts to groundwater systems are expected from the proposed development.

Clause 6.9 Essential Services: All essential services (water, electricity, sewage, storm water and road access) will be provided as per subdivision plans and Development Plans (**Appendix C**)

Clause 6.12 – Development in a designated buffer area: the consent authority must consider the following matters—

- (a) if the development is for the purposes of residential accommodation—the impact that any odour, noise and other emissions associated with the operation of the Mudgee sewage treatment plant would have on the development,
- (b) any proposed measures incorporated into the development that limit the impact of such noise and other emissions associated with the existing plant,
- (c) whether the development would adversely affect the operational environment of the plant.

The proposed development is for industrial use, with minimal building openings (windows/doors) on the south elevation, the side closest to potential emissions from the sewage treatment plant. The development is near the perimeter of the buffer area and is not likely to affect the operation of the plant in any way.

The proposed development has been designed with consideration for environmental, social and economic impacts, suitability of the site for the development and the public interest.

SEPP (Exempt and Complying Development Codes) 2008

Division 2: Development Standards for industrial zones only: Maximum height if not stated in another planning instrument 18 m, shed height is 8.13 metres.

Actual Lot area = 7992m², Proposed building gross floor area (GFA) = 1186 m²

MWRC DCP 2013

The MWRC DCP 2013 has detailed requirements specific to the MWRC Local Government Area (LGA) and section 4.6 and 5.1 as outlined (**Table 3**) are relevant to the development.

Table 3: MWRC DCP relevant criteria.

Criteria	Controls	Proposal	Compliant
4.6 Industrial Development (Proposed Lot A – 4738 m ²)			
Setbacks	Sites with area over 2001 to 5001 m ² require the following setbacks: <ul style="list-style-type: none"> ➤ Street – 12 m ➤ Side / rear – nil ➤ Secondary frontage for corner lots – 10 m ➤ Site coverage - 55 % 	Planned setbacks are: <ul style="list-style-type: none"> ➤ Street – 15 m ➤ Side – 3 m (from proposed subdivision Lot B boundary) ➤ Secondary frontage – 12 m ➤ Site coverage (overall) – 15 % ➤ Site coverage (proposed Lot A) – 25 % 	Yes
Landscaping	(a) In the front 5 metres where the site adjoins Sydney Road and in the front 3 metres on other sites. (b) Landscaping should be provided in front of the building line to increase the visual presentation of the development to the street. (c) In the side and rear setbacks where it provides visual relief from a public street or area. (d) Landscaping to consist of mature trees and lawn which are low maintenance, drought and frost tolerant in nature. (e) Landscaping shall be provided in outdoor car parking areas where >10 spaces are required to provide shading and soften the visual impact of large hard stand area.	Development not adjoining Sydney Road and landscaping is planned in the front 3 m. Landscaping will be used to improve the visual presentation of the development as seen from the street. Side and rear boundaries do not adjoin public streets or areas, so landscaping in these areas is not required. Landscaping will consist of some mature tree species and low maintenance, drought and frost tolerant species as per MWRC specifications. The required number of carparking spaces is 9 so additional landscaping in car parking areas is not required.	Yes
Design	(a) Low scale building elements such as display area, offices, staff amenities are to be located at the front of the premises and constructed in brick or finished concrete. (b) Roof materials are to be non-reflective.	As the building design drawings show (Appendix C), the low scale office and amenities area is at the front of the building. While not constructed in brick or concrete the awning will disguise building components and soften building appearance. Roofing and wall panels will use Colourbond [®] steel cladding which is generally considered to be a non-reflective building material.	Yes
Fencing	(a) All security fencing is to be pre-coloured or powder coated. (b) Open work areas or storage areas visible from a public place or street must be fenced by masonry	Boundary fencing will be 1800 mm high chain wire. No open work areas or storage areas will be visible from a public place or street.	Yes

Criteria	Controls	Proposal	Compliant
	<p>material or pre-coloured metal cladding of minimum 2 m height. This fencing is to be only located behind the front setback.</p> <p>(c) Where perimeter fencing is proposed, any access gates are to be setback from the boundary by the length of the largest vehicle accessing the site.</p>	<p>Access gates will be on the western boundary but will remain open during business hours, when all deliveries will occur, so there will be no hindrance to large vehicle entry.</p>	
Utilities	<p>(a) Statement of servicing to be provided to demonstrate the availability and feasibility of providing water, sewer, and stormwater appropriate for the scale of the development.</p> <p>(b) Applications must demonstrate adequate provision for storage and handling of solid waste.</p> <p>(c) Liquid Trade Waste Application and facilities are required where liquid Mid-Western Regional Development Control Plan Page 42 wastes (excluding domestic waste form a hand basin, shower, bath or toilet) are to be discharged to Council’s sewer system.</p> <p>(d) No building can be located within an easement for the purposes of utility infrastructure.</p> <p>(e) For water and sewer mains structures are to be located 1500 mm for the centre line of the main.</p>	<p>The development will be connected to all available industrial estate services.</p> <p>Solid waste to be stored in waste bins in a designated area against the northern wall of the proposed industrial shed and be collected by an appropriately licenced waste removal contract service on a regular basis.</p> <p>Not applicable – no liquid trade waste.</p> <p>The sewer easement is located in the north eastern corner of the Lot (proposed Lot B) and no built structures will encroach near it.</p> <p>As per MWRC specifications.</p>	Yes
Traffic and Access	<p>(a) A traffic assessment report to be submitted that demonstrates:</p> <ul style="list-style-type: none"> i. Site Access ii. Loading and unloading facilities (to be contained within the site and to be able to cater for largest design vehicle. iii. Safe on-site manoeuvring area for the largest design vehicle 	<p>Site access is gained from planned boundary crossover (ingress and egress), approximately 10 m wide, towards the north western corner of the Lot (proposed Lot A).</p> <p>Attached proposed sub-division plan (Appendix C, drawing 02), provides for the path, loading area and turning passage of potential largest service vehicle, 19 m prime mover with 12.5 m radius turning circle (turning speed of 0 -5 km/h).</p>	Yes

Criteria	Controls	Proposal	Compliant
	<p>(b) Unsealed vehicle movement areas are not acceptable due to environmental impacts.</p> <p>(c) All vehicles must be able to enter and leave in a forwarded direction.</p> <p>(d) The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress.</p> <p>(e) No vehicular access will be permitted to a Main Road where there is an alternate access point.</p> <p>(f) Driveways must be provided in accordance with AS2890.1 Parking Facilities.</p> <p>(g) A separate sealed hardstand loading area which is capable of accommodating trucks that service the site.</p> <p>(h) The loading area is to be provided behind the building line at the side or rear of the building.</p>	<p>Vehicle manoeuvring and parking areas will have bitumen surface.</p> <p>Proposed service vehicles will be able to both enter and leave the site in a forward direction.</p> <p>Proposed access arrangement satisfies this specification.</p> <p>There will be no access from adjacent classified road (Hill End Road). Planned site access is from the minor road, Marsh Avenue.</p> <p>Driveways and carpark design is in accordance with AS2890.1.</p> <p>Site design allows for a goods transfer area on the northern portion of the Lot (proposed Lot A) with provision for safe and easy vehicle movement.</p> <p>The loading area is well behind the building line at the side of the proposed industrial shed.</p>	
Car parking	<p>Customer parking should be provided convenient to the public entrance.</p> <p>Also Section 5.1 Car Parking</p>	<p>Customer parking is planned at the front of the site directly adjacent to the public entrance.</p> <p>See below.</p>	Yes
Signage	<p>(a) Refer section 4.4 Signage</p> <p>(b) Single occupant industrial site:</p> <p>i. one free standing advertisement within the 5m landscaped setback; and</p> <p>ii. one advertisement integrated within the facade of the building, but no higher than the building roofline.</p> <p>(c) Multiple unit industrial site:</p> <p>i. one index board near site entrance or within the 5 m landscaped setback; and</p> <p>ii. one advertisement integrated within the facade of each unit, but no higher than the building roofline</p>	<p>Signage will be installed as per MWRC DCP specifications.</p> <p>Signage will be installed as per MWRC DCP specifications.</p> <p>Not applicable.</p>	Yes

Criteria	Controls	Proposal	Compliant
Outdoor lighting and noise	(a) Must comply with AS4282 Control of Obtrusive Effects of Outdoor Lighting. (b) Windows, doors and other wall openings shall be arranged to minimise noise impacts on residences where proposed within 400 m of a residential zone. (c) External plant (generators, air conditioning plant etc.) shall be enclosed to minimise noise nuisance where adjoining residential area.	The proposed lighting schedule generally complies with <i>AS4282 Control of Obtrusive Effects of Outdoor Lighting</i> . The proposed industrial shed site is not within 400 m of a residential zone. The proposed industrial shed site does not adjoin a residential area.	Yes
5.1 Car Parking			
Required	Manufacturing: 1 space per 75 m ² gross floor area (GFA) Office: 1 space per 30 m ² GFA	528 m ² / 75 = 7 Carparks required for general industry development. 39 m ² / 30 = 2 Carparks required for office space A total of 9 carparks are required and concept plans are for 11 carparks (including 1 disabled), satisfying the condition.	Yes
Hours of Operation	a) Off-Peak development is development which operates or carries out its business outside the peak demand periods for parking which is generally between 9.00 am and 5.00 pm weekdays. b) Development of this type will be assessed in accordance with DCP and have regard to the characteristics of the proposed development, its hours of operation and the availability of publicly accessible parking in walking distance of the development site.	Not applicable – development site will be active during 9.00 am and 5.00 pm.	-
Change of Use	Where existing premises are proposed to be redeveloped or their uses changed.	Not applicable	-
Car Parking Credits	The parking credit available is the historic credit and the frontage credit.	Not applicable	-
Heritage Incentive	The Mid-Western Regional Council may exempt development involving the restoration and/or conservation of a heritage item from part or all of the subject developments parking demand.	Not applicable	-

Criteria	Controls	Proposal	Compliant
Landscaping	<p>a) Parking facility design shall consider the likely visual impact of the parking facility in the locality and provide an integrated landscape design addressing amenity impacts.</p> <p>b) A landscaping plan including details of species selection of mature shade trees, species condition, size of beds, understorey and ground cover planting, irrigation provision shall be submitted to Council for approval.</p> <p>c) Landscaping shall be provided to separate pedestrian and vehicle conflict points where possible.</p> <p>d) Landscaping provision for sun control (shading) shall be provided at the rate of 1 shade tree for every 6 car parking spaces.</p> <p>e) Existing trees on site are to be retained where possible.</p>	<p>Boundary landscaping will improve the visual appeal of the proposed development, helping to obscure parked vehicles.</p> <p>Landscaping will be as shown in proposed development, site plan (Appendix C, drawing 04) along the boundaries adjoining roads. Landscaped areas will be 3 m in width and 1 m deep (as per SEPP Exempt and Complying Development Clause 5A.16), with trees that can reach up to 8 m at maturity, planted every 3 m. Typical groundcover, shrub and tree species that may be utilised include <i>Convolvulus mauritanicus</i>, <i>Lomandra longifolia</i>, <i>Westringia fruticose</i>, <i>Callistemon viminalis</i> and <i>Acacia implexa</i>. These areas will be irrigated and maintained as Asset Protection Zones (APZs) (as per Bushfire Assessment Report) to restrict the accumulation of fire fuel reserves.</p> <p>Car parking has direct pedestrian access to public entrance, office and amenities and there are no expected vehicle and pedestrian conflict points.</p> <p>The number of required car parking spaces is 9 and the site plans have provision for 11 requiring 1 or 2 shade trees. Trees incorporated in boundary landscaping will provide shade for cars parked near the western boundary with an additional shade tree to be established in the corner of the proposed car parking area.</p> <p>There are no existing trees at the site.</p>	Yes
	Design and layout including manoeuvring, provisions of accessible spaces and access reference should be made to AS 2890.1 Parking Facilities.	Driveways and carpark design is in accordance with AS2890.1.	Yes

2.2. Other Environmental Legislation

Table 4: Other environmental legislation

Legislation	Relevance to the Proposed Activity
COMMONWEALTH LEGISLATION	
<i>Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i>	The EPBC Act protects matters of National Environmental Significance (NES), such as threatened species and ecological communities, migratory species (protected under international agreements), and National Heritage places (among others).
STATE LEGISLATION	
<i>Biodiversity Conservation Act 2016 (BC Act)</i>	Part 7 of the BC Act provides the environmental assessment requirements for activities being assessed under Part 5 of the EP&A Act 1979. If a significant impact is likely, a Species Impact Statement is required. A biodiversity development assessment report may also be required if the proponent elects for this. Section 7.2(1)(a) and 7.3 describe the assessment requirements and thresholds for what is considered a significant impact.
<i>Local Land Services Act 2013 (LLS Act)</i>	The objects of the LLS Act include 'to ensure the proper management of natural resources in the social, economic and environmental interests of the State, consistently with the principles of ecologically sustainable development. The Act is not applicable to the proposed development.
<i>Fisheries Management Act 1995 (FM Act)</i>	FM Act provides for the protection, conservation, and recovery of threatened species, populations and ecological communities of fish and marine vegetation and fish habitats, as well as promoting the development and sharing of fishery resources in NSW. Works will not impact any areas that are protected under the Fisheries Management Act.
<i>National Parks and Wildlife Act 1974 (NPW Act)</i>	The NPW Act regulates the control and management of all national parks, historic sites, nature reserves, and Aboriginal areas. The main aim of the Act is to conserve the natural and cultural heritage of NSW. As no Aboriginal items were noted in the AHIMS search, no artefacts are evident and the site has been continuously disturbed during previous agricultural operations, an Aboriginal Heritage Impact Permit (AHIP) is not required.
<i>Heritage Act 1977</i>	The proposed activity does not involve an item or place listed on the NSW State Heritage Register or the subject of an interim heritage order or listing and is therefore not a controlled activity. Approval of works on the site is therefore not required under Part 4 of the Heritage Act.

<p>Protection of the Environment Operations Act 1997 (POEO Act)</p>	<p>The POEO Act is the key environmental protection and pollution statute. The POEO Act is administered by the EPA and establishes a licensing regime for waste, air, water and pollution. Relevant sections of the Act are listed below:</p> <ul style="list-style-type: none"> • Part 5.3 Water Pollution • Part 5.4 Air Pollution • Part 5.5 Noise Pollution • Part 5.6 Land Pollution and Waste <p>Any work potentially resulting in pollution must comply with the POEO Act. Relevant licences must be obtained if required.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>[No licences have been identified as being required including an Environmental Protection Licence (EPL).]</p> </div>
<p>Water Management Act 2000 (WM Act)</p>	<p>The WM Act's main objective is to manage NSW water in a sustainable and integrated manner that will benefit today's generations without compromising future generations' ability to meet their needs. Section 91E of the Act establishes an approval regime for controlled activities within waterfront land. As the site is not on waterfront land approval under the WM Act is not required.</p>
<p>Biosecurity Act 2015</p>	<p>The <i>Biosecurity Act 2015</i> and regulations provide requirements for state level priority weeds. The Act regulates all plants, with a general biosecurity duty to prevent, eliminate or minimise any biosecurity risk they may pose. This legislation is considered in Section 4.</p>
<p>State Environmental Planning Policy (Biodiversity and Conservation) 2021</p>	<p>Aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas. Chapter 4 relating to koala habitat protection is the applicable chapter however as land size is less than 1 ha and there are no koala use tree species at the site no further consideration is required.</p>

3. Community and Agency Consultation

Table 5: Community and Agency Consultation

<p>Community / agency consultation</p>	<p>Have any community stakeholders been identified for the proposed works? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Is consultation with other authorities required under the requirements of Clauses 2.10 – 2.13 and 2.15 of the Transport and Infrastructure SEPP? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are the works adjacent to a national park, nature reserve or other area reserved under the <i>National Parks and Wildlife Act 1974</i>? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are the works adjacent to a declared aquatic reserve under the <i>Fisheries Management Act 1994</i>? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Other agency and community consultation:</p> <ul style="list-style-type: none"> • NA
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4. Environmental Assessment

This section describes in detail the potential key environmental impacts associated with the proposal during both construction and operation and includes identifying site-specific safeguards to ameliorate the identified potential impacts.

Impacts to be considered:

- The nature of impacts, including:
 - The level of confidence in their prediction.
 - The resilience of the environment to cope with the impacts.
 - The permanency of the impacts or how reversible the impacts are.
 - How adequately the impacts can be mitigated or managed.
 - Compliance with performance criteria, standards, plans or policies.
 - The anticipated extent of public interest in the impacts.
 - Whether additional studies are needed to adequately assess impacts or to develop management measures.
- The extent of impacts (generally and in environmentally sensitive areas), including:
 - The type of impacts.
 - The size of impacts – considering amount, quantity, volume, mass or other relevant measure.
 - The scope (both direct and indirect) of impacts – considering area, number, range or limits or other relevant measure.
 - The intensity of impacts – considering power, vigour, force, strength, concentration, rate, ratio, proportion degree or other relevant measures.
 - The duration and expected timing of impacts during construction, operation and any decommissioning proposals – considering time length, period, interval, term, continuation or other relevant measure.

Safeguards

Safeguards for the proposed works should be included.

Safeguards should be developed in consideration of the following:

- The safeguards and management measures should be site-specific.
- The safeguards and management measures are to be written concisely, clearly and with a high level of detail regarding dimensions and quantities, without specifying materials or methods to be used.
- The safeguards and management measures should make reference to relevant industry accepted standards, guidelines, policies, codes of practice, etc, where possible.
- The timing for implementation of safeguards and management measures should be specified where necessary, e.g., pre-construction, construction or operation. Safeguards should be grouped by the relevant timeframe that they are to be achieved.
- All safeguards should be SMARTA: specific, measurable, achievable, realistic, time-driven and auditable.
- Do not repeat safeguards.

Table 6: Impacts, environmental safeguards and mitigation measures

Issue	Description
Landform, geology and soils	<p>Does the project involve the disturbance of large areas (e.g., >2ha) for earthworks? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Minor ground disturbance will occur when digging and levelling the ground for the shed and car park. The area has only a minor gradient and the removal of exotic groundcover vegetation will not pose any threat to the surrounding landform.</p> <p>Does the site have constraints for erosion and sedimentation controls such as steep gradients, narrow corridors? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>The site contains a minor gradient.</p> <p>Are there any sensitive receiving environments that are located in or nearby the likely project footprint or that would likely receive stormwater discharge from the project?</p> <p>Sensitive receiving environments include (but are not limited to) wetlands, state forests, national parks, nature reserves, rainforests, drinking water catchments). Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>There will be no impact on any surrounding environments.</p>
Potential Impacts	<p>Work associated with the installation of the proposed shed will not have an impact on the landform, geology or soils in or near the project footprint. The implementation of all appropriate sediment and erosion controls will prevent any impact on the surrounding area.</p>
Safeguards	<ul style="list-style-type: none"> • Site management will comply with the provisions of Landcom’s <u>“Blue Book</u> (Managing Urban Stormwater: Soils and construction - Volume 1 (4th edition). • All work will be limited to the designated area as identified in this report.
Contaminated Land and Acid Sulfate Soils	<p>Is the project located within an area mapped as Potential Acid Sulfate Soils? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are there any known occurrences of acid sulfate soils in the area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Is the project located within an area mapped as Potential Contaminated Land? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Potential Impacts	<p>Disturbance of acid sulfate soils can generate large amounts of sulphuric acid leachate which can impact on the surrounding environment.</p> <p>Potential impacts include water quality impacts and impacts on flora and fauna.</p>
Safeguards	<p>Not required</p>
	<p>If contaminated areas are encountered during construction, appropriate control measures will be implemented to manage the immediate risks of contamination. All other works that may impact on the contaminated area will cease until the nature and extent of the contamination has been confirmed and any necessary site-specific controls or further actions identified in consultation with relevant government agencies.</p>

Water Quality and Hydrology	<p>Are the works located within or adjacent to a waterbody or wetland, or within 40 m of a waterway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>The proposed site is not within 40 m of any waterway. All sediment and erosion control will be implemented to ensure there is no impact on surrounding bodies of water.</p> <p>Will the proposed works be undertaken on a bridge? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>N/A</p> <p>Is the location known to flood or be prone to waterlogging? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Flood maps of the Mudgee LGA indicate that this site does not fall within a flood planning area.</p>
Potential Impacts	<p>Does the project pose any potential risk to the surrounding water quality? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Only a minor risk from disturbance of the ground surface, use of fuels/chemicals and generation of waste, which all have the potential to impact on the surrounding waterways via runoff. This risk can be further reduced through implementation of the following safeguards.</p>
Safeguards	<ul style="list-style-type: none"> • Visual monitoring of local water quality (i.e., turbidity, hydrocarbon spills/slicks) is to be undertaken on a regular basis to identify any potential spills or deficient erosion and sediment controls. • Water quality control measures are to be used to prevent any materials (e.g. remaining construction material) entering waterways. • No dirty water may be released into drainage lines and/or waterways. • Prevent sediment moving off-site and sediment laden water entering any water course, drainage lines, or drain inlets. • Reduce water velocity and capture sediment on site. • Store fuels, chemical and hazardous materials in secure, bunded areas within temporary construction ancillary facilities, and at least 50 m from all waterways. • Capture and dispose of spill and contaminated materials from temporary construction ancillary facilities at a licensed facility. • Provide spill kits around temporary construction ancillary facilities.

Biodiversity

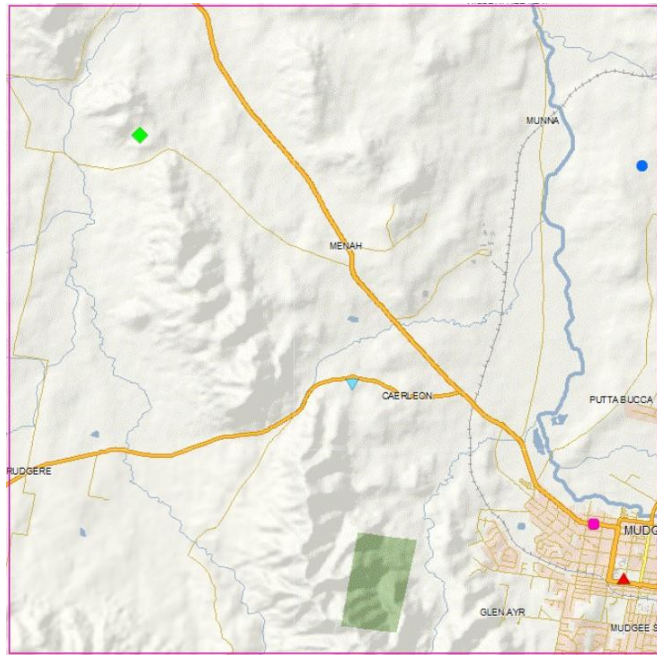
The site and surrounds have minimal disturbance from commercial development.

Have relevant database searches been carried out?

Data from the BioNet Atlas website, which holds records from a number of custodians. The data are only indicative and cannot be considered a comprehensive inventory, and may contain errors and omissions. Species listed under the Sensitive Species Data Policy may have their locations denatured (^ rounded to 0.1°C; ^^ rounded to 0.01°C. Copyright the State of NSW through the Department of Planning, Industry and Environment. Search criteria : Public Report of all Valid Records of Threatened (listed on BC Act 2016) ,Commonwealth listed ,CAMBA listed ,JAMBA listed or ROKAMBA listed Entities in selected area [North: -32.51 West: 149.49 East: 149.59 South: -32.61] returned a total of 877 records of 15 species.

Report generated on 27/01/2023 3:27 PM

Class	Scientific Name	Comm. Name	NSW status	Comm . status	Records
Aves	<i>Circus assimilis</i>	Spotted Harrier	V,P		1
Aves	<i>Grus rubicunda</i>	Brolga	V,P		1
Aves	^^ <i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	V,P,3	E	1
Aves	<i>Glossopsitta pusilla</i>	Little Lorikeet	V,P		1
Aves	^^ <i>Ninox connivens</i>	Barking Owl	V,P,3		1
Aves	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	V,P		2
Aves	<i>Anthochaera phrygia</i>	Regent Honeyeater	E4A,P	CE	5
Aves	<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	V,P		1
Mammalia	<i>Phascolarctos cinereus</i>	Koala	E1,P	E	3
Mammalia	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V,P	V	3
Flora	<i>Swainsona recta</i>	Small Purple-pea	E1	E	687
Flora	<i>Swainsona sericea</i>	Silky Swainson-pea	V		149
Flora	<i>Acacia ausfeldii</i>	Ausfeld's Wattle	V		20
Flora	<i>Eucalyptus cannonii</i>	Capertee Stringybark	V		1
Flora	<i>Dichanthium setosum</i>	Bluegrass	V	V	1



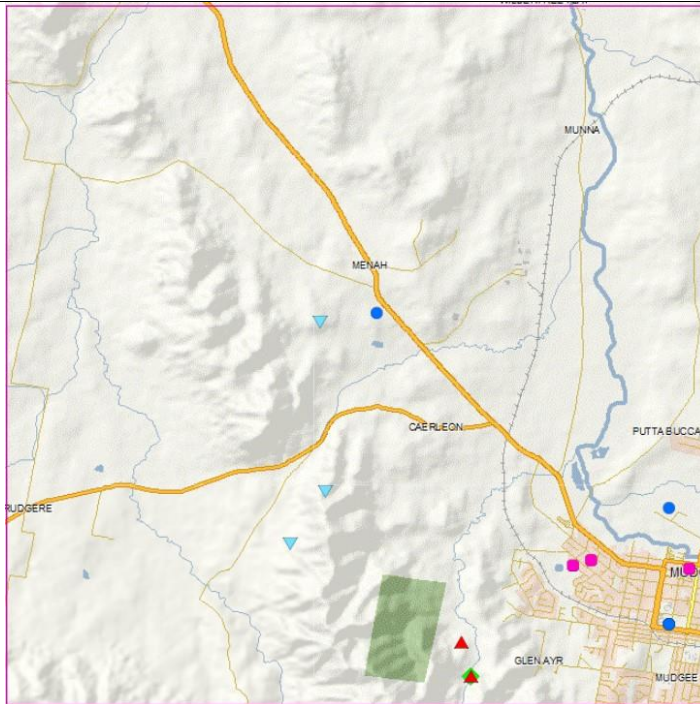
- Spotted Harrier (*Circus assimilis*) ☰
▲

- Brolga (*Grus rubicunda*) ☰
●

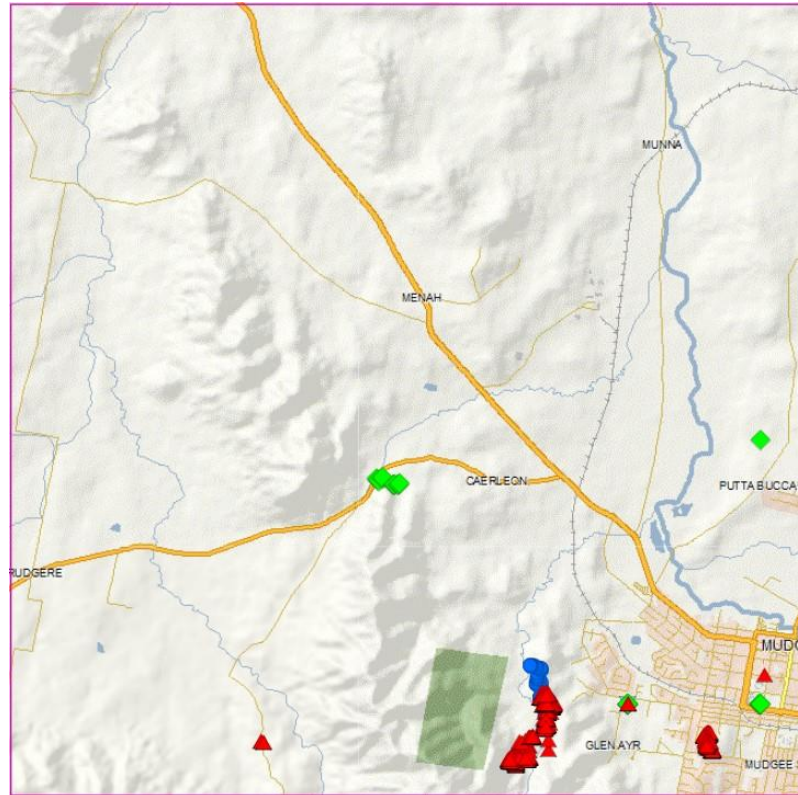
- ^^Gang-gang Cockatoo (*Callocephalon fimbriatum*) ☰
◆

- Little Lorikeet (*Glossopsitta pusilla*) ☰
▼

- ^^Barking Owl (*Ninox connivens*) ☰
■



- Brown Treecreeper (eastern subspecies) ☰
(Climacteris picumnus victoriae)
▲
- Regent Honeyeater (*Anthochaera phrygia*) ☰
●
- Dusky Woodswallow (*Artamus cyanopterus cyanopterus*) ☰
◆
- Koala (*Phascolarctos cinereus*) ☰
▼
- Grey-headed Flying-fox (*Pteropus poliocephalus*) ☰
■



- Small Purple-pea (*Swainsona recta*)
▲

- Silky Swainson-pea (*Swainsona sericea*)
●

- Ausfeld's Wattle (*Acacia ausfeldii*)
◆

- Capertee Stringybark (*Eucalyptus cannonii*)
▼

- Bluegrass (*Dichanthium setosum*)
■

Protected Matters Search Tool

Report Generated - 4:06PM - 27 January 2023

Matters of National Environment Significance	Count
World Heritage Properties	0
National Heritage Places	0
Wetlands of International Importance (Ramsar Wetlands)	4
Great Barrier Reef Marine Park	0
Commonwealth Marine Area	0
Listed Threatened Ecological Communities	3
Listed Threatened Species	33
Listed Migratory Species	11

Listed Threatened Ecological Communities

Community Name	Threatened Category	Rank	Text
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Likely	Community likely to occur within area
Natural Temperate Grassland of the South Eastern Highlands	Critically Endangered	May	Community may occur within area
Grey Box (<i>Eucalyptus microcarpa</i>) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia	Endangered	Likely	Community likely to occur within area

Listed Threatened Species

Species ID	Scientific Name	Common Name	Class	Simple Presence	Threatened Category
84745	<i>Galaxias rostratus</i>	Flathead Galaxias, Beaked Minnow, Flat-headed Galaxias, Flat-headed Jollytail, Flat-headed Minnow	Fish	May	Critically Endangered

81964	<i>Prasophyllum sp. Wybong (C.Phelps ORG 5269)</i>	a leek-orchid	Plant	May	Critically Endangered
82338	<i>Anthochaera phrygia</i>	Regent Honeyeater	Bird	Known	Critically Endangered
847	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew	Bird	May	Critically Endangered
744	<i>Lathamus discolor</i>	Swift Parrot	Bird	Likely	Critically Endangered
4325	<i>Euphrasia arguta</i>	null	Plant	May	Critically Endangered
856	<i>Calidris ferruginea</i>	Curlew Sandpiper	Bird	May	Critically Endangered
7580	<i>Swainsona recta</i>	Small Purple-pea, Mountain Swainson-pea, Small Purple Pea	Plant	Likely	Endangered
85104	<i>Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)</i>	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)	Mammal	Known	Endangered
768	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Bird	Likely	Endangered
66632	<i>Macquaria australasica</i>	Macquarie Perch	Fish	May	Endangered
77037	<i>Rostratula australis</i>	Australian Painted Snipe	Bird	Likely	Endangered
26171	<i>Maccullochella macquariensis</i>	Trout Cod	Fish	May	Endangered
55144	<i>Prasophyllum petilum</i>	Tarengo Leek Orchid	Plant	May	Endangered
75184	<i>Dasyurus maculatus maculatus (SE mainland population)</i>	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)	Mammal	Likely	Endangered
1001	<i>Botaurus poiciloptilus</i>	Australasian Bittern	Bird	May	Endangered
66633	<i>Maccullochella peelii</i>	Murray Cod	Fish	May	Vulnerable
470	<i>Grantiella picta</i>	Painted Honeyeater	Bird	Likely	Vulnerable
1665	<i>Aprasia parapulchella</i>	Pink-tailed Worm-lizard, Pink-tailed Legless Lizard	Reptile	May	Vulnerable
929	<i>Falco hypoleucos</i>	Grey Falcon	Bird	Likely	Vulnerable
56203	<i>Ozothamnus tessellatus</i>	null	Plant	Likely	Vulnerable
183	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat	Mammal	Likely	Vulnerable
1649	<i>Delma impar</i>	Striped Legless Lizard, Striped Snake-lizard	Reptile	May	Vulnerable
14159	<i>Dichanthium setosum</i>	bluegrass	Plant	Likely	Vulnerable
83395	<i>Nyctophilus corbeni</i>	Corben's Long-eared Bat, South-eastern Long-eared Bat	Mammal	Likely	Vulnerable
67036	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo	Bird	Likely	Vulnerable

934	<i>Leipoa ocellata</i>	Malleefowl	Bird	May	Vulnerable
738	<i>Polytelis swainsonii</i>	Superb Parrot	Bird	Known	Vulnerable
525	<i>Pycnoptilus floccosus</i>	Pilotbird	Bird	May	Vulnerable
186	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Mammal	May	Vulnerable
15202	<i>Thesium australe</i>	Austral Toadflax, Toadflax	Plant	May	Vulnerable
682	<i>Hirundapus caudacutus</i>	White-throated Needletail	Bird	Known	Vulnerable
10976	<i>Lepidium aschersonii</i>	Spiny Pepper-cress	Plant	May	Vulnerable

Listed Migratory Species

Scientific Name	Common Name	Class	Rank	Presence	
				Threatened Category	
<i>Motacilla flava</i>	Yellow Wagtail	Bird	May		
<i>Myiagra cyanoleuca</i>	Satin Flycatcher	Bird	Likely		
<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew	Bird	May	Critically Endangered	
<i>Rhipidura rufifrons</i>	Rufous Fantail	Bird	May		
<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe	Bird	May		
<i>Actitis hypoleucos</i>	Common Sandpiper	Bird	May		
<i>Calidris ferruginea</i>	Curlew Sandpiper	Bird	May	Critically Endangered	
<i>Calidris melanotos</i>	Pectoral Sandpiper	Bird	May		
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	Bird	May		
<i>Apus pacificus</i>	Fork-tailed Swift	Bird	Likely		
<i>Hirundapus caudacutus</i>	White-throated Needletail	Bird	Known	Vulnerable	

Are the proposed works likely to impact on any vegetation including, shrubs, trees?

Yes No

Did the database searches identify any endangered ecological communities, populations, threatened flora and/or threatened or protected fauna, or migratory species within the vicinity of the proposed works? Both Federal and State listed matters must be considered.

Yes No

The Bionet search indicated 877 records of 15 species in the area surrounding the site (10 km² search area). The Protected Matters Report listed 33 threatened species, 11 migratory animals and 3 ecological communities.

Are the works taking place in a roadside area designated as high conservation value vegetation?

Yes No

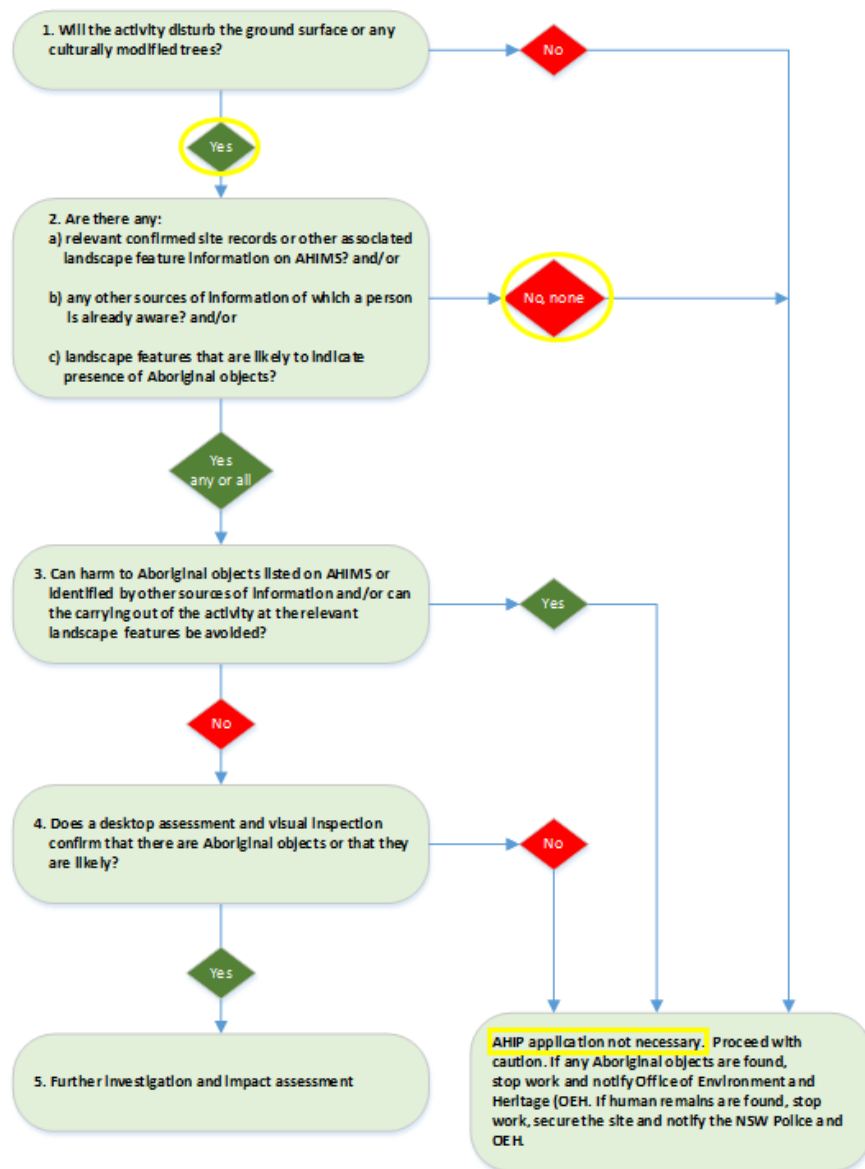
Will the proposed works require the removal of any other vegetation?

Yes No

	<p>Do the proposed works involve pruning, trimming or removal of any tree/s? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>No native vegetation will be impacted.</p> <p>Will the proposed works affect any tree hollows or hollow logs? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Will the proposed works disturb any crevices or other locations (such as on bridges and culverts) for potential bat habitat? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are there any known areas of Areas of Outstanding Biodiversity Value (formerly known as critical habitat), Directory of Important Wetlands in Australia within the vicinity of the proposed works? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Will the proposed works disturb any natural waterways or aquatic habitat? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Do the trees form part of a streetscape, an avenue or roadside planting? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Have the trees been planted by a community group, Landcare group or by council or is the tree a memorial or part of a memorial group e.g. has a plaque? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Do the trees form part of a heritage listing or have other heritage value? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are there any significant weeds present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Potential Impacts	<p>Does the project pose any potential risk to the biodiversity within the vicinity of the site? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Although the Protected Matters Report and Bionet Atlas listed threatened and migratory species, the existing nature of the site means that is highly unlikely that these species will be affected. There are no trees or shrubs and minimal native groundcover. The site has been used for agriculture for an extended period and preparation for the general industrial use of the site has further reduced the site's inherent ecological value.</p> <p>A threatened species Assessment of Significance- under Section 7.3 of the BC Act (2016) has been completed (Appendix B) to determine if there is a significant impact.</p>
Safeguards	<p><u>General:</u></p> <ul style="list-style-type: none"> • Limit all work to the area identified within this report. • Should unexpected threatened fauna be located at any time during the work, cease work immediately in the area to prevent further harm to the individual. Contact Department of Planning and Environment (DPE) for advice. <p><u>Clearing of vegetation – general safeguards</u></p> <ul style="list-style-type: none"> • Remove minimum required vegetation and minimise disturbance to remaining vegetation. • If any damage occurs to vegetation outside of the boundaries of the work site as a result of the implementation of the proposal, the Site Manager will be notified and will establish strategies for mitigation of impacts and site restoration. <p><u>Loss of threatened species and their habitats:</u></p> <ul style="list-style-type: none"> • Works are not to harm threatened fauna. • Construction works are should not impede fauna movement.

	<p><u>Invasion of Exotic Species:</u></p> <ul style="list-style-type: none"> Construction machinery should be cleaned before entering and leaving site to ensure weed propagules are not transported. <p><u>Site Restoration:</u></p> <ul style="list-style-type: none"> The provisions of Landcom’s “Blue Book,” (Managing Urban Stormwater: Soils and construction - Volume 1 (4th edition) must be observed.
<p>Aboriginal Heritage</p>	<p>Are the works likely to disturb previously undisturbed areas of the landscape? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Has an AHIMS register search been conducted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Are there any known Aboriginal artefacts/sites within the vicinity of the work site? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>An AHIMS search conducted on 31st January 2023 returned no records of existing known artefacts. The lack of landscape features that indicate a higher likelihood of Indigenous cultural heritage (caves, ridgelines, sand dunes and proximity to natural water) and no objects identified at a site visit means the <i>Generic Due Diligence Process</i> (shown below) has been satisfied.</p>

The Generic Due Diligence Process



Would the proposal involve the removal of mature native trees?

Yes No

Potential Impacts

Does the project pose any potential risk to Aboriginal heritage?

Yes No

The AHIMS search shows no items of Aboriginal cultural Heritage are present. There are no nearby landscape features such as proximity to natural waters, ridgelines, caves or sand dunes that may indicate the likely presence of cultural items. The site is also highly disturbed from previous activities, reducing the likelihood of any Indigenous cultural heritage.

Safeguards

Awareness:

- All personnel working on site to be made aware, through a toolbox meeting, of the appropriate steps to take if Aboriginal cultural heritage items are found during works.

Unexpected Finds:

- If Aboriginal cultural heritage items are uncovered during the works, all works in the vicinity of the find must cease and the Site Manager be contacted immediately. Heritage NSW must be contacted for advice.

Non-Aboriginal Heritage	<p>Complete online heritage database searches</p> <ul style="list-style-type: none"> • NSW Heritage database • Commonwealth EPBC heritage list • Australian Heritage Places Inventory <p>Are there any items of non-Aboriginal heritage located within the vicinity of the proposed works? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>				
Potential Impacts	<p>Does the project pose any potential risk to non-Aboriginal heritage? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>				
Safeguards	<p><u>Awareness:</u></p> <ul style="list-style-type: none"> • All personnel working on site will be instructed to be aware that unexpected finds of non-Aboriginal heritage are possible on site. <p><u>Unexpected Finds:</u></p> <ul style="list-style-type: none"> • If heritage items are uncovered during the works, all works in the vicinity of the find must cease and the Site Manager be contacted immediately. Heritage NSW must be contacted for advice. 				
Noise	<p>Are there any noise sensitive areas near the location of the proposed works that may be affected by the works (i.e., church, school, hospital, residences)? During construction? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>The site is located within the Zone IN1 – General Industrial Zone of Mudgee Local Government Area (LGA). The distance to residential zones means there is a low potential for residents to be impacted by noise generated during the installation and operation of the industrial shed. Impacts are also mitigated by all activity being conducted during business hours.</p> <p>During Operation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are the proposed works going to be undertaken during standard working hours detailed below? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p><u>Standard working hours</u></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Monday – Friday</td> <td style="text-align: right;">7:00am to 6:00pm</td> </tr> <tr> <td>Saturday</td> <td style="text-align: right;">8:00am to 1:00pm</td> </tr> </table> <p>Would operation of the proposal alter the noise environment for sensitive receptors?</p> <div style="background-color: #e0e0e0; padding: 5px;"> <p>The nearest sensitive residential receptor location is approximately 1 km from the site. Due to the distance from residential areas, impacts from additional noise generated during the noisiest periods of construction will be minimal.</p> </div>	Monday – Friday	7:00am to 6:00pm	Saturday	8:00am to 1:00pm
Monday – Friday	7:00am to 6:00pm				
Saturday	8:00am to 1:00pm				
Potential Impacts	<p>Does the project pose any potential risk to the surrounding noise quality? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Noise levels may have minor increases caused by specific tasks during construction including the use of machinery.</p>				
Safeguards	<p><u>Notification:</u></p> <ul style="list-style-type: none"> • All sensitive receivers (e.g., residents) likely to be affected will be notified at least one working day prior to the start of any works associated with the activity that may have an adverse noise or vibration impact. 				

	<p>Standard Hours of Operation:</p> <ul style="list-style-type: none"> Works to be conducted during normal work hours (i.e., 7am to 6pm Monday to Friday; 8am to 1pm Saturdays). <p>Out of hours:</p> <ul style="list-style-type: none"> Where out-of-hours activities are required, a Noise and Vibration Management Plan will be prepared and implemented in consultation with sensitive receivers.
Air quality	<p>Are the proposed works likely to result in large areas (>2ha) of exposed soils? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are there any dust sensitive receivers located within the vicinity of the proposed works during the construction period (i.e., church, school, hospital, residences)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Is there likely to be an emission to air of dust, smoke, steam or vehicle emissions? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>The project will create vehicle emissions and dust.</p>
Potential Impacts	<p>Does the project pose any potential risk to the surrounding air quality? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>The transportation, removal and excavation of material from the site will cause minor dust pollution. Expected effects are similar to that currently experienced in the area from routine agricultural activities.</p>
Safeguards	<ul style="list-style-type: none"> Measures to minimise or prevent air pollution or dust are to be used including watering or covering exposed areas. Works are not to be conducted during strong winds or in weather conditions where high levels of dust or air borne particulates are likely. Vegetation or other materials are not to be burnt on site. Vehicles and vessels transporting waste or other materials that may produce odours or dust are to be covered during transportation. Vehicles and equipment are to be maintained in good working order. Monitor work areas and stockpiles for dust generation and seed/cover/spray to suppress. Measures (including watering or covering exposed areas) are to be used to minimise or prevent air pollution and dust. Vehicles should not be left idling.
Waste and Chemical Management	<p>Are the proposed works likely to generate >200 tonnes of waste material (contaminated and /or non-contaminated material)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are the proposed works likely to require a licence from the EPA? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Is waste being transported off site to another location? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Does the project pose any potential risk to the surrounding environment due to waste generated? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If YES to any of these items, you need to prepare a Waste Management Plan</p>
Potential Impacts	Describe the potential impacts: N/A

Safeguards	<ul style="list-style-type: none"> All surplus material, offcuts, and other debris resulting from the work shall be removed from site and disposed of by a licensed contractor to a licensed waste management facility. Waste material, other than vegetation and tree mulch, is not to be left on site once the works have been completed. Working areas are to be maintained, kept free of rubbish and cleaned up at the end of each working day.
Traffic and transport	<p>Are the proposed works likely to result in detours, disruptions or delays to traffic flow (vehicular, cycle and pedestrian) or access to properties or businesses?</p> <p>During construction Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>During Operation Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Potential Impacts	<p>Are the proposed works likely to affect any other transport nodes or transport infrastructure (e.g. bus stops, bus routes) in the surrounding area? Result in detours or disruptions to traffic flow (vehicular, cycle and pedestrian) or access during operation?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Safeguards	<ul style="list-style-type: none"> Where possible, current traffic movements and property accesses are to be maintained during the works. Any disturbance is to be minimised to prevent unnecessary traffic delays. If traffic disturbance is unavoidable, a Traffic Management Plan (TMP) will be prepared in accordance with the RMS Traffic Control at Work Sites Manual (RTA 2010) and QA Specification G10 Control of Traffic (RTA 2008). Comply with Council requirements regarding traffic control, access and road/pedestrian access. Erect signs regarding proposed works, temporary road closures, diversions etc.
Visual Amenity/ Landscape	<p>Will the project have any potential impact on visual amenity of the site and surrounding landscape?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>The installation of the industrial shed will have some visual impact, changing the current rural vista to one with built structures. Landscaping as prescribed by planning instruments, such as MWRC DCP, will soften the effects of the shed appearance and the change in visual appearance is consistent with the planned land use (MWRC LEP).</p>
Potential Impacts	<p>Will the proposal have any visual impact on surrounding residences?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>The visual impact generated will not be visible from existing or planned residential areas.</p>
Safeguards	<ul style="list-style-type: none"> Contain all work within the designated site. Restore work sites to as close as possible to their original condition. Minimise spread of stockpiles, waste, and parking
Socio-economic	<p>Are the proposed works likely to impact on local business?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are the proposed works likely to require any property acquisition?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are the proposed works likely to alter any access for properties (either temporarily or permanently)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are the proposed works likely to alter any on-street parking arrangements (either temporarily or permanently)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

	<p>Are the proposed works likely to change pedestrian movements or pedestrian access (either temporarily or permanently)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are the proposed works likely to impact on any items or places of social value to the community (either temporarily or permanently)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are the proposed works likely to reduce or change visibility of any businesses, farms, tourist attractions or the like (either temporarily or permanently)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Potential Impacts</p>	<p>Does the project pose any potential risk to the socio-economic factors? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>The installation of the shed will have a positive impact on the proponent by creating industrial working and storage space, increasing productivity and potentially improving the economic prosperity of the region.</p>
<p>Safeguards</p>	<ul style="list-style-type: none"> • Contain all work within the boundaries designated on the site plan. • Restore work sites to as close to their original condition as possible.

5. Summary

Table 7: Summary of environmental safeguards to be implemented

Safeguards for the proposed work	
General	<p>If the scope of the works changes at any time, this SEE is to be reviewed to determine if any new environmental protection measures will need to be taken.</p> <p>Parking of vehicles and storage of plant/equipment is to occur on-site, in existing disturbed areas. Designated areas will ensure that all equipment is kept away from more environmentally sensitive areas.</p> <p>All project staff and contractors will be inducted on the environmental sensitivities of the work site(s) and relevant safeguards prior to commencement.</p>

6. Certification, Review and Decision

This Statement of Environmental Effects provides a true and fair review of the proposal in relation to its potential effects on the environment. It addresses to the fullest extent possible all matters affecting or likely to affect the environment as a result of the proposal. It identifies the likely impacts of the proposal on the environment and details the environmental safeguards and mitigation measures to be implemented to minimise the potential impact to the environment. In light of the above assessment of the proposed activity, it is considered that the overall impact on the environment is likely to be minimal and therefore acceptable.

SEE Author

Name: Renae Hill

Title: Project Manager – Access Environmental Planning

Date: 18th January 2023

Reviewed by:

Name: Liz Mansfield and Christopher Botfield

Title: Administration and Principal – Access Environmental Planning

Date: 6th February 2023

Independence should be maintained between the above roles. This is to ensure that an independent and professional evaluation is made as to whether the SEE adequately addresses the impacts of the proposal, whether additional assessment is required and whether adequate controls are proposed.

Appendix A - Figures

Figure 1: Location – Google / SixMaps:



Figure 2 - AHIMS



**AHIMS Web Services (AWS)
Search Result**

Your Ref/PO Number : 38 Hill End Road

Client Service ID : 749176

Access Environmental Planning Pty Ltd

Date: 31 January 2023

PO Box 686

Mudgee New South Wales 2850

Attention: Aaron Anane

Email: aaron@accesssep.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat. Long From : -32.57, 149.53 - Lat. Long To : -32.55, 149.55, conducted by Aaron Anane on 31 January 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Appendix B – Assessment of Significance

The assessment of significance must be completed when a threatened species may be impacted in accordance with the requirements of section 1.7 of the *Environmental Planning and Assessment Act 1979*; the Assessment of Significance under Section 7.3 the *Biodiversity Conservation Act 2016* and the Federal *Environmental Protection and Biodiversity Conservation Act 1999*.

The area was assessed according to the impact of the proposed works on habitat and potential habitat for threatened species that may or are likely to utilise the subject site and study area.

Assessment of Significance (NSW BC Act 2016)

As per section 7.3 the *Biodiversity Conservation Act 2016*, the following factors must be taken into account when making a determination of an activity or development:

- (a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,
 - The Bionet and Protected Matters Reports indicated that a number of threatened species have been noted within the local area. As only a small area of mainly introduced plants will be removed it is highly unlikely that works will impact any of these species.
- (b) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:
 - (i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or
 - (ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,
 - No EECs exist onsite. Vegetation of the site is comprised of mostly introduced grasses and groundcover species.
- (c) in relation to the habitat of a threatened species, population or ecological community:
 - (i) the extent to which habitat is likely to be removed or modified as a result of the action propose, and
 - (ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed action, and
 - (iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species, population or ecological community in the locality,
 - Disturbance is small in the context of the surrounding rural landscape, approximately 4500 m² in area and the development is adjacent to a classified road (already disturbed) meaning fragmentation or isolation effects are reduced. There is minimal existing habitat for native animals at the site and therefore impacts will not effect habitat critically important to the survival of flora and fauna in the locality.
- (d) whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),
 - There are no nearby declared areas of outstanding biodiversity value within or surrounding the subject site.
- (e) whether the proposed development or activity constitutes or is part of a key threatening process or is likely to result in the operation of, or increase the impact of, a key threatening process (KTP).

- Any contribution to KTPs will be minimal due to the small extent of proposed works and implementation of recommended safeguards.

Conclusion regarding significance under the NSW BC Act listed species, ecological communities or populations

As the works to be undertaken are on already disturbed commercial/industrial land, no impact to any threatened species or their habitat, EEC or CEEC is expected and contribution to KTPs are negligible.

Assessment of Significance (Commonwealth EPBC Act 1999)

As per Part 3 of the Environment Protection and *Biodiversity Conservation Act 2016*, the following factors must be taken into account when making considering whether the matter is a controlled activity and whether the matter needs to be referred to the Commonwealth Minister for the Environment:

- (a) Are there any matters of national environmental significance located in the area of the proposed action?
- (b) Considering the proposed action at its broadest scope (that is, considering all stages and components of the action, and all related activities and infrastructure), is there potential for impacts, including indirect impacts, on matters of national environmental significance?
- (c) Are there any proposed measures to avoid or reduce impacts on matters of national environmental significance (and if so, is the effectiveness of these measures certain enough to reduce the level of impact below the ‘significant impact’ threshold)?
- (d) Are any impacts of the proposed action on matters of national environmental significance likely to be significant impacts (important, notable, or of consequence, having regard to their context or intensity)?

Significant Impact Criteria for Critically Endangered and Endangered Species	
a.	Is the action likely to have a significant impact on a vulnerable species
b.	Will it lead to a long-term decrease in the size of a population of a species
c.	Will it reduce the area of occupancy of the species
d.	Will it fragment an existing important population into two or more populations
e.	Will it adversely affect habitat critical to the survival of a species
f.	Will it disrupt the breeding cycle of a population
g.	Will it modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline
h.	Will it result in invasive species that are harmful to a critically endangered or endangered species becoming established in the critically endangered or endangered species’ habitat
i.	Will it introduce disease that may cause the species to decline, or
j.	Will it interfere substantially with the recovery of the species?

Significant Impact Criteria for Vulnerable Species	
a.	Is the action likely to have a significant impact on a vulnerable species
b.	Will it lead to a long-term decrease in the size of an important population of a species
c.	Will it reduce the area of occupancy of an important population
d.	Will it fragment an existing important population into two or more populations
e.	Will it adversely affect habitat critical to the survival of a species
f.	Will it disrupt the breeding cycle of an important population
g.	Will it modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline
h.	Will it result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat
i.	Will it introduce disease that may cause the species to decline, or
j.	Will it interfere substantially with the recovery of the species?

Significant Impact Criteria for Critically Endangered and Endangered Communities	
a.	Is the action likely to have a significant impact on a critically endangered and endangered community
b.	Will it reduce the extent of an ecological community
c.	Will it fragment or increase fragmentation of an ecological community, for example by clearing vegetation for roads or transmission lines
d.	Will it adversely affect habitat critical to the survival of an ecological community
e.	Will it disrupt the breeding cycle of an important population
f.	Will it modify, destroy abiotic (non-living) factors (such as water, nutrients, or soil) necessary for an ecological community's survival. including reduction of groundwater levels, or substantial alteration of surface water drainage patterns
g.	Will it cause a substantial change in the species composition of an occurrence of an ecological community, including causing a decline or loss of functionally important species, for example through regular burning or flora or fauna harvesting
h.	Will it cause a substantial reduction in the quality or integrity of an occurrence of an ecological community, including, but not limited to
i.	Assisting invasive species, that are harmful to the listed ecological community, to become established, or
j.	Causing regular mobilisation of fertilisers, herbicides or other chemicals or pollutants into the ecological community which kill or inhibit the growth of species in the ecological community, or
k.	Will it interfere with the recovery of an ecological community?

Conclusion regarding significance under the Commonwealth EPBC Act listed species, ecological communities or populations

The Protected Matters Report listed 33 threatened species, 11 migratory species and 3 threatened ecological communities. The proposed development is to be constructed on already disturbed land that is zoned for industrial use. Given that works will only impact the majority introduced groundcover and in conjunction with the implementation of all appropriate measures to prevent any impact on the surrounding area, it is highly unlikely that any of the listed species will be impacted by works.

Appendix C – Development Plans



PROPOSED INDUSTRIAL SHED LOT 5 OF 'MERAMIE GROVE' 38 HILL END ROAD INDUSTRIAL SUBDIVISION



LOCATION PLAN
NOT TO SCALE



GENERAL NOTES

PLANS DOCUMENTED FOR THE EXCLUSIVE USE OF THE NOTED CLIENTS BELOW ONLY AND ARE SUBJECT TO COPYRIGHT LAWS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH

- ALL SHEETS TO THIS SET OF PLANS, INCLUDING BASIC CERT.
- ALL ARCHITECTURAL & OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS & WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT
- ALL RELEVANT CODES, STANDARDS & APPROVALS.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ALL DIMENSIONS ARE TO STRUCTURAL ELEMENTS AND DO NOT INCLUDE FINISHED SURFACES SUCH AS PLASTERBOARD, TILING ETC. ALL DIMENSIONS RELEVANT TO SETTING OUT & OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION & FABRICATION.

ANY DISCREPANCIES SHALL BE REFERRED TO EVOLVE BUILDING DESIGN BEFORE PROCEEDING

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE & LEVELS ARE EXPRESSED IN METRES.

PRIOR TO CONSTRUCTION ALL LEVELS, DIMENSIONS, SITE CONDITIONS & SERVICES SHALL BE CHECKED & CONFIRMED ON SITE & WITH RELEVANT SERVICE AUTHORITIES.

WORKMANSHIP & MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT S.A.A CODES INCLUDING ALL AMENDMENTS, THE 'BUILDING CODE OF AUSTRALIA - VOLUME 2, 2016', POLICY REQUIREMENTS OF 'MID WESTERN REGIONAL COUNCIL';

THE RELEVANT SERVICE AND STATUTORY AUTHORITIES SHALL BE NOTIFIED IN ADVANCE & THEIR APPROVALS OR SERVICES, IF NECESSARY SHALL BE OBTAINED.

DRAWING SCHEDULE

- 00015 01 LOCATION PLAN & 3D PERSPECTIVES
- 00015 02 PROPOSED SUBDIVISION
- 00015 03 CUT & FILL PLAN
- 00015 04 SITE PLAN
- 00015 05 FLOOR PLAN & CARPARK CALCULATIONS
- 00015 06 OFFICE FLOOR PLAN
- 00015 07 ELEVATIONS



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evolvebd@outlook.com

CLIENT: D&C POWERLINES

PROJECT No: 00015

PROJECT: PROPOSED INDUSTRIAL SHED
LOT 5 MARSH AVENUE
'MERAMIE GROVE'

DRAWING TITLE: LOCATION PLAN &
3D PERSPECTIVES

DRAWING No: 01 of 07

REVISION: C

REVISION	DATE	DESCRIPTION
A	25.11.2022	CONCEPT DRAWING
B	25.11.2022	DA PLANS FOR CLIENTS REVIEW
C	05.12.2022	ISSUED FOR DA/CC

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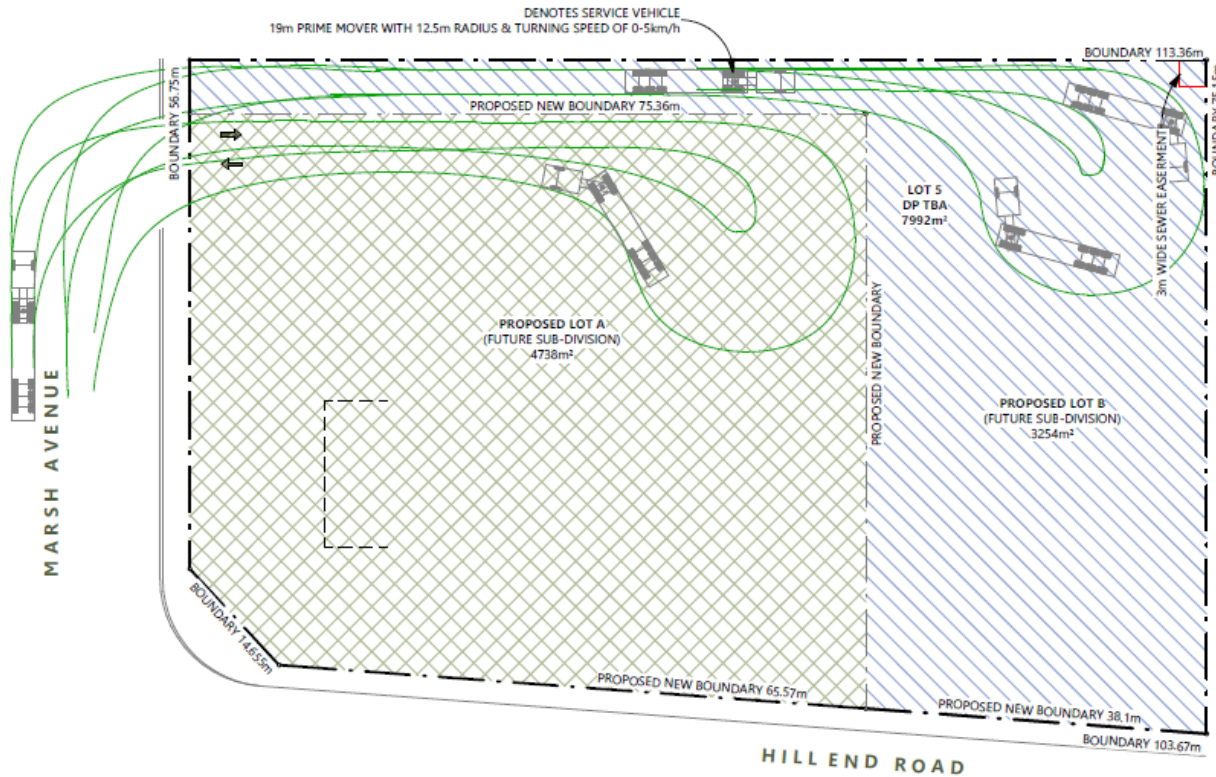
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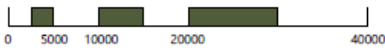
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SITE PLAN - PROPOSED SUB-DIVISION
SCALE: 1:500 (A3)



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PROJECT No: 00015

PROJECT: PROPOSED INDUSTRIAL SHED
LOT 5 MARSH AVENUE
'MERAME GROVE'

DRAWING TITLE: PROPOSED
SUBDIVISION

DRAWING No: 02 of 07

REVISION: C

REVISION DATE DESCRIPTION
C 05.12.2022 ISSUED FOR DA/CC



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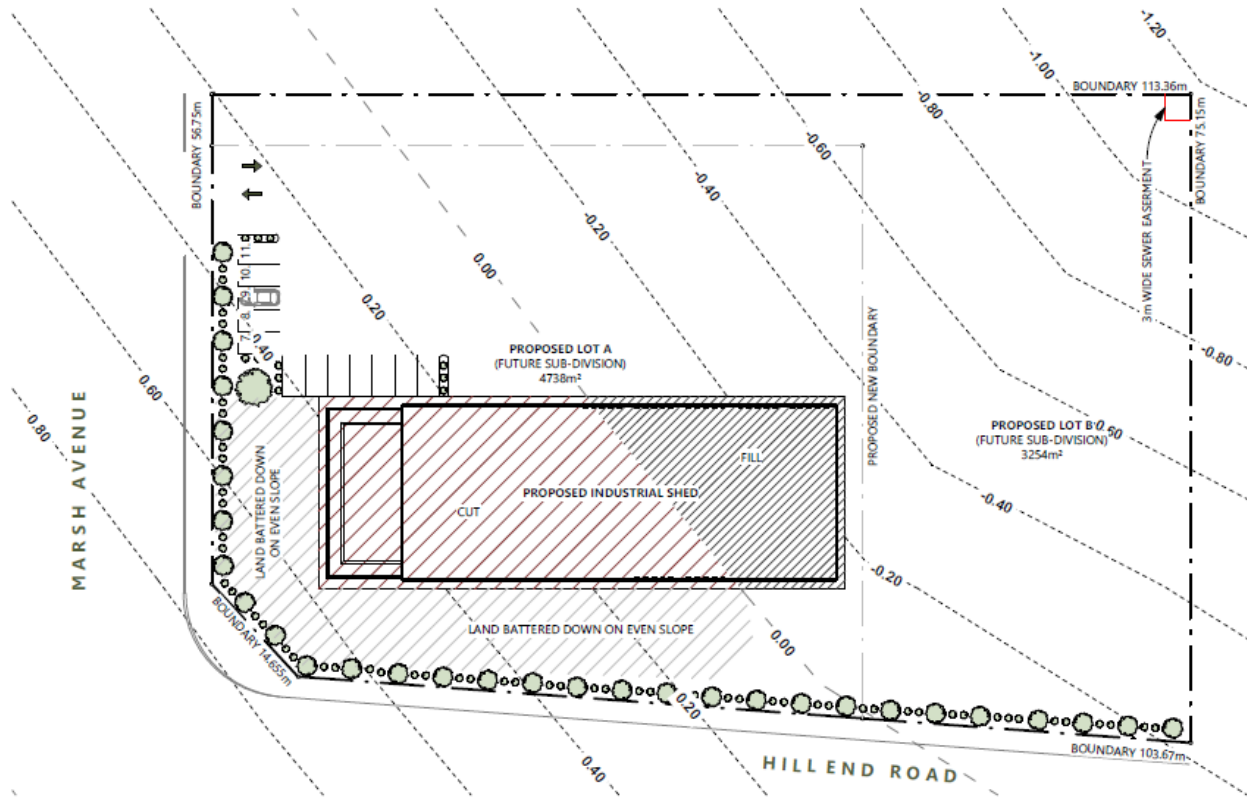
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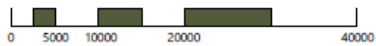
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SITE PLAN - CUT AND FILL
SCALE: 1 : 500 (A3)



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PROJECT No: 00015

PROJECT: PROPOSED INDUSTRIAL SHED
LOT 5 MARSH AVENUE
"MERAME GROVE"

DRAWING TITLE: CUT & FILL PLAN

DRAWING No: 03 of 07

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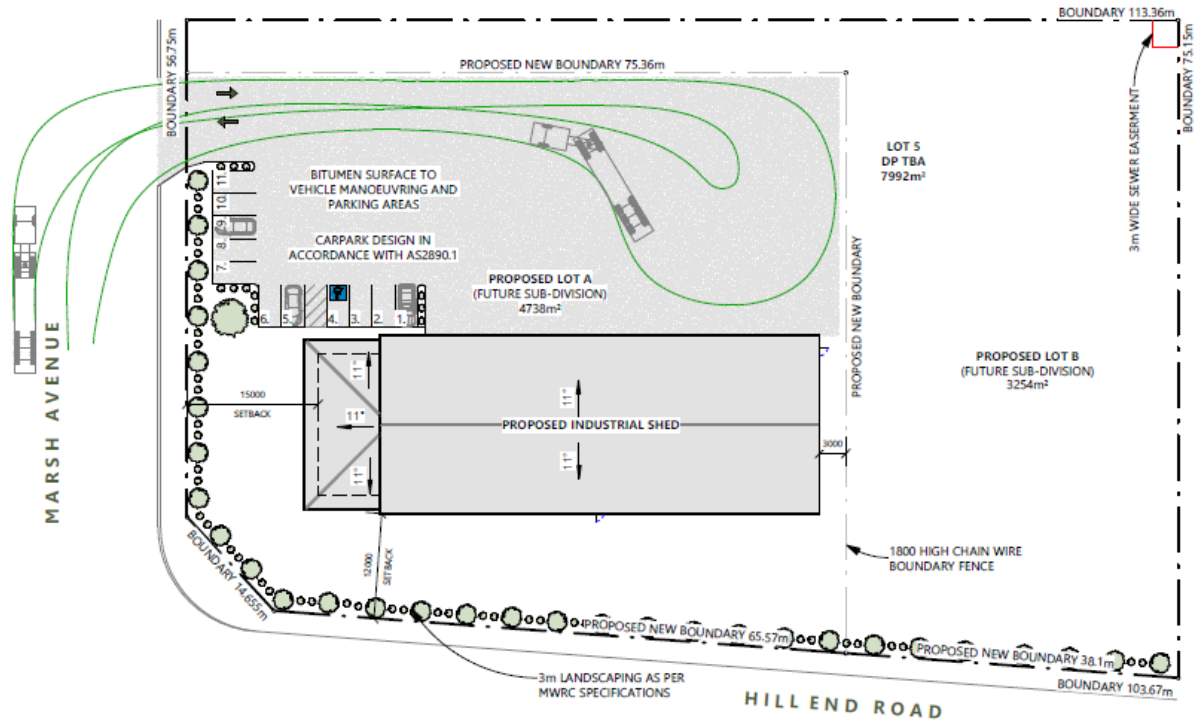
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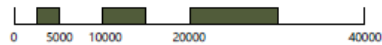
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SITE PLAN
SCALE: 1 : 500 (A3)



TOTAL SITE COVERAGE

TOTAL SHED AREA (INCLUDING AWNING) = 1186m²
 TOTAL SITE AREA (ORIGINAL) = 7992m²
 TOTAL SITE AREA (PROPOSED LOT A) = 4738m²
 SITE COVERAGE (OVERALL) = 15% (MAXIMUM 55% AS PER MWRC DCP)
 SITE COVERAGE (LOT A) = 25% (MAXIMUM 55% AS PER MWRC DCP)



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 PROJECT No: 00015
 PROJECT: PROPOSED INDUSTRIAL SHED
 LOT 5 MARSH AVENUE
 'MERAMIE GROVE'
 DRAWING TITLE: SITE PLAN

DRAWING No: 04 of 07
 REVISION: C

REVISION	DATE	DESCRIPTION
A	22-11-2022	CONCEPT DRAWINGS
B	26-11-2022	DA PLANS FOR CLIENTS REVIEW
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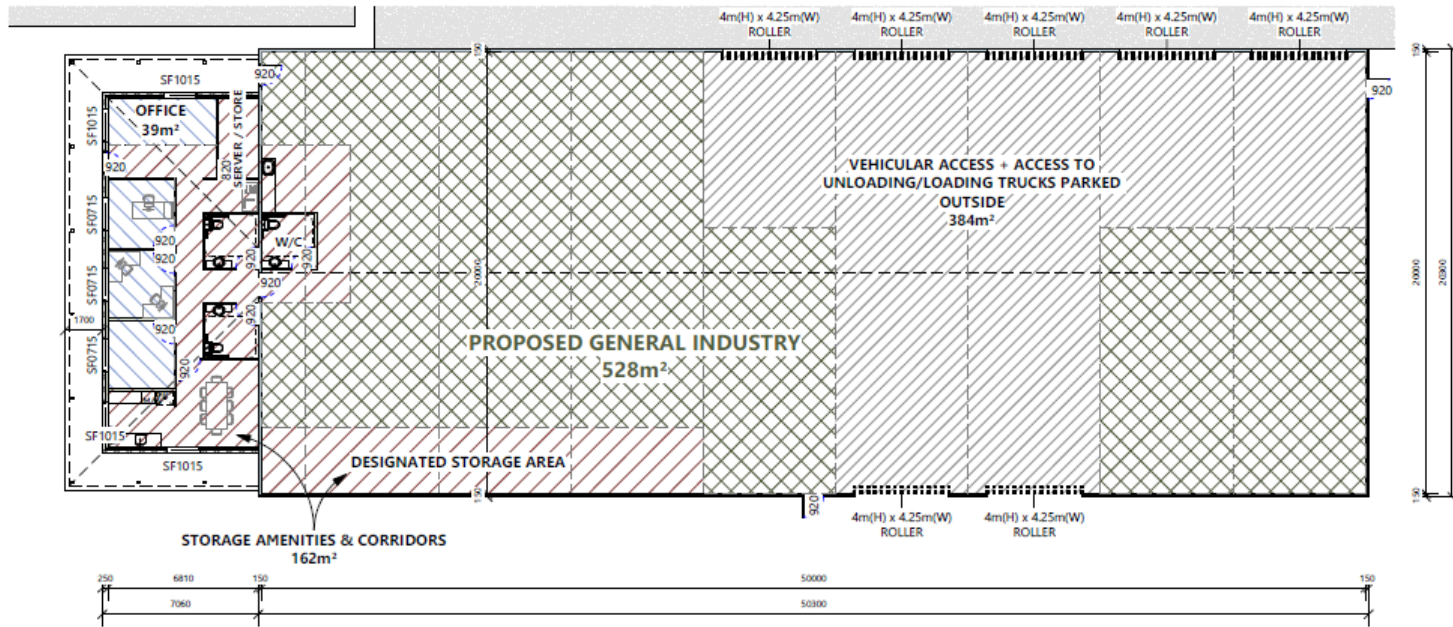
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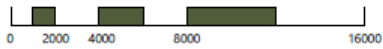
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FLOOR PLAN & CARPARK CALCULATION
SCALE: 1 : 200 (A3)



CARPARKING

AS2890.1 OFF-STREET PARKING FACILITIES
CLASS 3 - SHORT-TERM PARKING - REAR-DOOR FULL OPENING
4.8m DEPTH x 2.6m WIDTH w/ 5.4m AISLE

MID-WESTERN REGIONAL COUNCIL DEVELOPMENT CONTROL PLAN
1 SPACES PER 75m²

528m² / 75 = 7 CARPARKS REQUIRED FOR GENERAL INDUSTRY
39m² / 30 = 2 CARPARK REQUIRED FOR OFFICE SPACE

TOTAL 9x CARPARKS REQUIRED
CURRENT CONCEPT ACHIEVES 11 (INCL 1x DISABLED)



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PROJECT: PROPOSED INDUSTRIAL SHED
LOT 5 MARSH AVENUE
MEBAMIE GROVE

DRAWING TITLE: FLOOR PLAN & CARPARK CALCULATIONS
DRAWING No: 05 of 07
REVISION: C

REVISION	DATE	DESCRIPTION
A	22.11.2022	CONCEPT DRAWING
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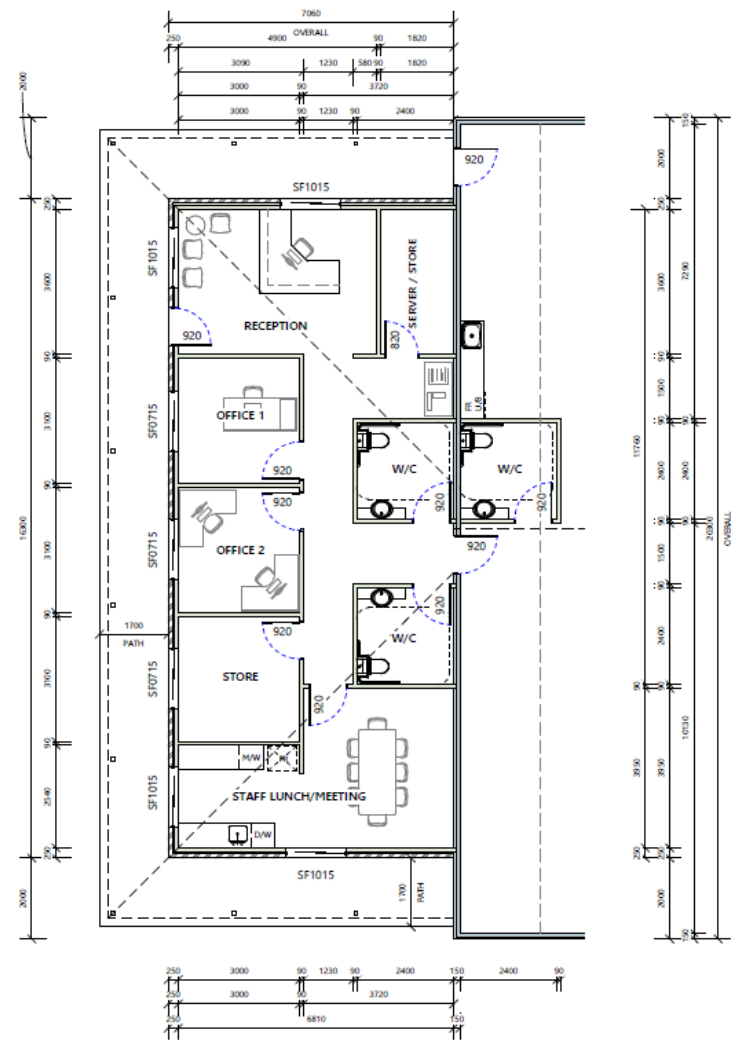
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FLOOR AREAS:

SHED	1021 m ²
GARAGE	20 m ²
OFFICE	115 m ²
VISANDA	57 m ²
TOTAL GFA	1213 m²
TOTAL SITE AREA	7992 m²



FLOOR PLAN
SCALE: 1 : 100 (A3)

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BUILDING DESIGN

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 PROJECT: PROPOSED INDUSTRIAL SHED
 LOT 5 MARISH AVENUE
 'MERAMIE GROVE'

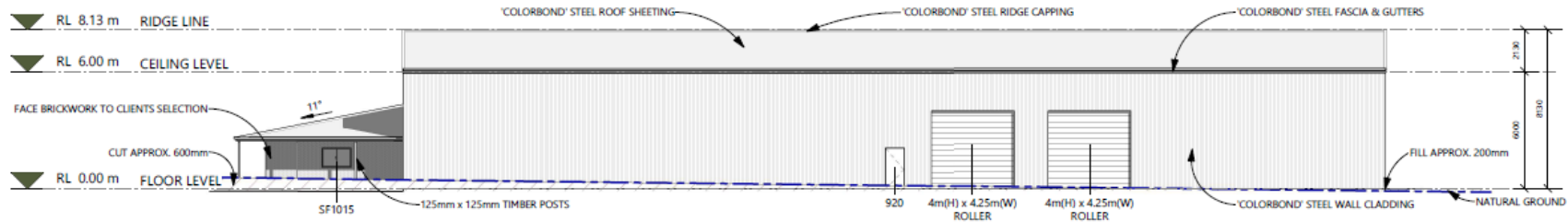
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DRAWING No: 06 of 07

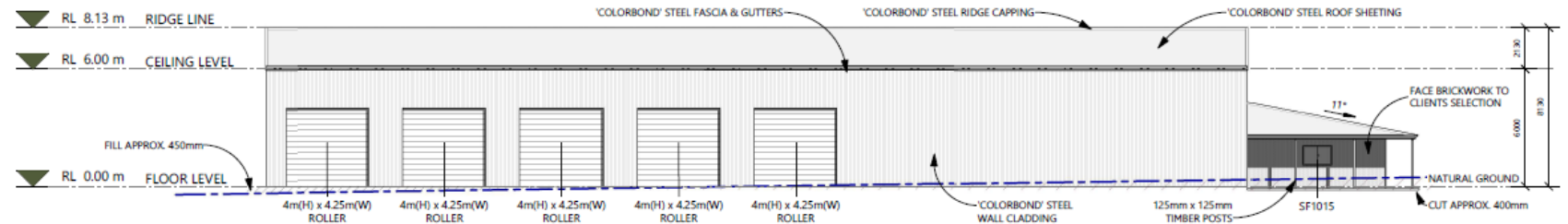
REVISION: C

REVISION	DATE	DESCRIPTION
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B	25.11.2022	DA PLANS FOR CLIENTS REVIEW
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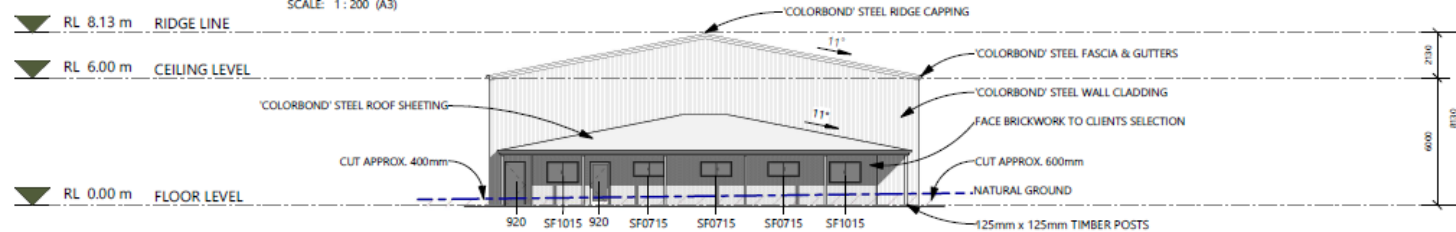
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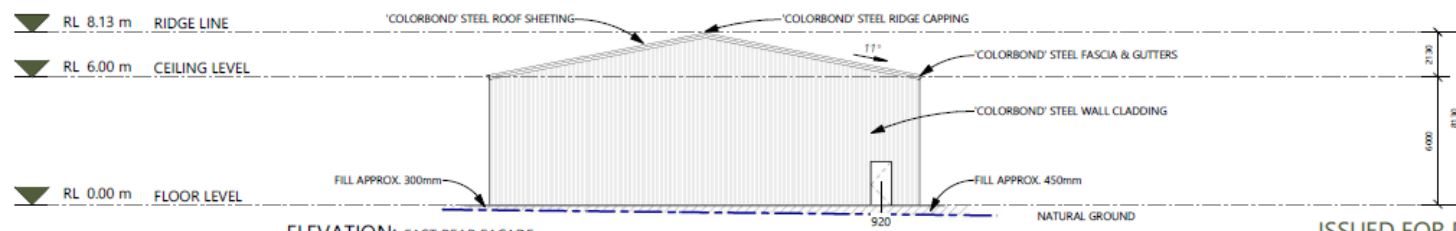
ELEVATION: SOUTH RIGHT FAÇADE
SCALE: 1 : 200 (A3)



ELEVATION: NORTH LEFT FAÇADE
SCALE: 1 : 200 (A3)



ELEVATION: WEST FRONT FAÇADE
SCALE: 1 : 200 (A3)



ELEVATION: EAST REAR FAÇADE
SCALE: 1 : 200 (A3)



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EVOLVE BUILDING DESIGN
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evolvebd@outlook.com
CLIENT: D&C POWERLINES
PROJECT No: 00015
PROJECT: PROPOSED INDUSTRIAL SHED
LOT 5 MARSH AVENUE
'MERRIMACK GROVE'
DRAWING TITLE: ELEVATIONS
DRAWING No: 07 of 07
REVISION: C
REVISION: DATE DESCRIPTION
A 20.11.2022 CONCEPT DRAWINGS
B 25.11.2022 DA PLANS FOR CLIENTS
ISSUE
C 05.12.2022 ISSUED FOR DA/CC
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