



Statement of Environmental Effects

For minor Commercial/Industrial development

New buildings and alterations and additions.

Accompanying Plans: Your plans should be detailed and accurate enough to show exactly what your proposal is. Some details you may need to consider for your plans are signage, disabled access and facilities, seating capacities, materials and colour schemes, traffic management (including parking areas, loading and unloading areas), landscaping, earthworks, waste storage, physical features of the building, etc. you will also need to include an existing site plan that clearly describes the site as it is now (slope, vegetation, access points, services, existing structures, etc).

Property Details

Lot: 1 Section: - DP/SP: 1190127
Street No: 2 Street: Calrose Street
Suburb: Leeton Postcode: 2705 Site Area 16.200 m²/ha

1. Description of the Proposal

What is the proposed development?

Fabrication and Installation of an Odour Scrubber to remove offensive odour that are emitted from the dog food production and plant in accordance with EPA Licence 10762 Section 8 Pollution Studies and Reduction programs

What is the total floor area of the proposal? 85.5 m²
What are the proposal setbacks?
Front 16 m
Rear 500 m
Side 29 m
Side 113 m
What is the overall height of the proposal? 14 m

2. Operational and Management Details

Describe in detail the proposed business/activity.

Air emissions from stacks above the dog food extrusion plant on 2 Canal Street which are currently venting to atmosphere, will be redirected through the odour scrubber to remove dissolved odour prior to discharge.

The project will involve the installation of a wet odour scrubber unit between two existing buildings. The scrubber will re-use water currently used in the extrusion process. Wastewater from the wet scrubber and existing water from the extrusion process will be collected in existing bunded tanks and applied to land under the "Liquid food waste order and exemption 2014". There is no net increase in wastewater volume anticipated from the project. The site received advice from EPA in June 2022 that the waste water from this site was consistent with the definitions of food waste

Total number of staff: 5
Maximum number of staff on duty at any one time: 5
Maximum number of clients/customers expected in a day: N/A
Maximum number of clients/customers expected at any one time: N/A

Hours and days of operation:

_____am	to	_____pm	Monday
_____am	to	_____pm	Tuesday
_____am	to	_____pm	Wednesday
_____am	to	_____pm	Thursday
_____am	to	_____pm	Friday
_____am	to	_____pm	Saturday
_____am	to	_____pm	Sunday

Will you be open public holidays? ☐ No ☒ Yes time: 24 * 7 hours, (No Shutdown)

All expected vehicle types associated with the proposal:

No extra vehicle activity expected after construction.

2 - 3 trucks per day and 1 crane during construction phase.

What is the largest size of vehicle?

200T crane required for the construction, no additional vehicles

Number of carparking spaces provided:

No additional required for operation

Number of Disabled carparking spaces provided:

No additional required for operation

What is the expected frequency of delivers, size of vehicles and frequency of truck movements?

During Construction likely 1 truck and 2 - 3 cars

During operation, typically no extra vehicles for the site

List machinery associated with the proposed business/activity.

1 x Scrubber vessel and ducting

1 x Exhaust Fan and Stack

1 x Plastic packed bed (Inside scrubber vessel)

3 x Water recirculation and 1 x Safety Shower

List the type and quantity of raw materials, finished products and waste materials.

IN - Plant air is feed stock, mixed against water recycled for the production plant.

OUT - Scrubbed air and Waste water. (To the existing water collecting tank)

WASTE - Waste water with odour absorbed. Wastewater from the wet scrubber and existing water from the extrusion process will be collected in existing bunded tanks and applied to land under the "Liquid food waste order and exemption 2014". There is no net increase in wastewater volume anticipated from the project. The site received advice from EPA in June 2022 that the wastewater from this site was consistent with the definitions of food waste.

How will waste be disposed of?

Waste Water-Collected by licenced operator and applied to land under current approved order for resource recovery

(Liquid food waste order and exemption 2014)

Is a Trade Waste Agreement required?

☒ No

☐ Yes - please contact Council's Engineering Department to discuss before lodgement of Development Application.

Note: if you are unsure you will need to Contact Council's Engineering department for further information

Identify any proposed hazardous materials or processes.

NIL

3. Description of the Site

Does the Development involve the demolition of any existing structures? ☒ No ☐ Yes

(If yes please elaborate)

Describe the use of lands adjoining the site.

(Please include uses on the other side of roads)

One side (NW) of development is the CopRice packing hall and the other side (SE) is the CopRice extrusion petfood production building.

To the (NE) is Railway Avenue. To the (S) is the SunRice rice mill. The constitution is located within the CopRice site EPA licence 10762

4. Present and Previous Uses

What is the present use of the site and when did this use commence?

The site was initially developed as an animal feed mill in 1979. The adjoining CopRice packing hall was constructed in ~2013

and the Extrusion Pet Food Plant ~1998.

List any known previous uses of the site.

No significant change in use in the last 10 years.

Have any potentially contaminating activities been undertaken on the property?

☒ No

☐ Yes

please identify: _____

☐ Unsure

If yes, you will need to provide the relevant documentation in the form of a Site Contamination Assessment.

5. Threatened Species, Populations and Ecological Communities and their Habitats

If the answer is yes to either of the following questions or you are unsure of the answer it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

☒ No

☐ Yes

Will the development involve direct or indirect impacts on existing vegetation?

- ☒ No
☐ Yes - please provide further detail

7. Leeton Local Environmental Plan 2014 (LEP 2014)

What is the Land Zoned? [E4 General Industrial](#)

Is this use permissible within the zone?

- ☐ No – Are you relying on existing use rights?
☐ No – Council advises that you seek professional help to prepare your Statement of environmental Effects.
☐ Yes
☒ Yes

Essential Infrastructure

Tick the essential infrastructure available to the subject site.

- ☒ Council supply of water (Already Provided)
☒ Provision of energy (Already Provided)
☒ Provision of telecommunications (Already Provided)
☐ System for the disposal and management of sewage
☐ Connected to Council sewer
☐ On-site wastewater treatment

Temporary use of Land (Clause 2.8)

Is the proposed development for less than 75 days in a twelve month period?

- ☒ No
☐ Yes – please provide details

Subdivision

Do you propose to subdivide as part of this development?

- ☒ No
☐ Yes – How many existing Lots are there? _____
How may additional Lots are proposed? _____

Does the proposed subdivision comply with relevant clauses in Part 4 of LEP2014?

(cl. 4.1, cl.4.1AA, cl. 4.2, cl. 4.2A, and cl. 4.2D)

- ☒ No
☐ Yes

Please provide details

Control of Pollution

Will your proposal result in air, noise or water pollution?

- ☐ No
☒ Yes

Please expand on what measures will be implemented to minimise and/or control pollution.

Noise from the exhaust fan will be mitigated by fitting sound absorbing insulation within the chamber.

Two silencers will be fitted to the ducting to further reduce noise emissions.

Erosion and Sediment Control

What erosion prevention and sediment control measures do you propose to implement?

No additional erosion expected.

Flood Prone Land

Is your land identified as flood prone land on Leeton LEP2014 Flood Prone Map?

- ☒ No
☐ Yes

Bushfire Considerations

Is your land identified as being bushfire prone?

- ☒ No
☐ Yes - please provide details of compliance with *Planning for Bush Fire Protection 2006*

Heritage

Is the proposal a heritage item?

- ☒ No
☐ Yes

Is the proposal within the vicinity of a heritage item?

- ☒ No
☐ Yes

Is the proposal within a heritage conservation area?

- ☒ No
☐ Yes

Will your development cause known potential harm and/or disturbance to Aboriginal objects?

- ☒ No
☐ Yes

If you have ticked 'Yes' to any of the above, please expand and expand on any potential impact to the above:

8. State Environmental Planning Policies (SEPP)

List any SEPPs applicable to your proposal and demonstrate as an additional document how your proposal complies with the provisions of the relevant SEPPs.

SEPP N/A

SEPP N/A

SEPP N/A

EPA Licence requirement: 10762 (03JUN) section 8 ui (EPA DOC 19/991502 - 1) 08 November, 2019