Statement of Environmental Effects

Applicant

Elders Rural Services

Development Description

The development consists of the demolition of an existing shed and the extension, alteration and change of use of an existing wool storage shed to provide offices, showroom, warehouse and bulk fertilizer storage. The development will also provide sealed car parking spaces and driveways, graveled truck access at the rear of the building and landscaping.

Site Address

42 Young Road, Cowra, NSW 2794

Land Description

Lot 8 DP 252865

Present Land Use

The land is occupied by two sheds (currently vacant)

Present Use of Adjoining Land

The site is bounded on the east by a vacant lot, on the south by commercial premises, on the west by Young Road and on the north by Cowra PCYC.

Staff

8 full time and 1 part staff are employed at the business.

Hours and Days of Operation

The hours of operation are from 7.30am to 5.30pm Monday to Friday and 8.00am to 12.00pm on Saturday.

Site Access

Vehicular access to the site from Young Road will be upgraded.
**Vehicle Movements**

It is envisaged that there would be 30 – 40 car and light vehicle movements per day, with 1 to 2 semi trailer movements per day (fertilizer delivery/pickups at the rear of the building are generally only carried out from March to August)

**Site Suitability for the Development**

The site is zoned IN2 under the Cowra Local Environmental Plan 2012

**Site Constraints**

The development is entirely within the site and does not encroach on the surrounding sites.

**Noise**

The development will generate vehicular noise only.

**Dangerous Goods/Chemicals**

Dangerous chemicals will be stored on site as per AGSAFE industry regulations.

**Stormwater**

The stormwater from the development will be run to Council’s stormwater system in Young Road via an on site detention basin.

**Sewerage**

Sewerage will be run to Council’s sewerage system.

**Environmental impact**

The development will have no appreciable environmental effects.