Statement of Environmental Effects

Applicant
Intraba Pty Ltd

Development Description
It is proposed to undertake additions to an existing furniture factory.

The proposed additions involve the construction of new covered storage areas, drying sheds and truck loading and unloading areas.

The proposal also involves a boundary adjustment between land owned by Intraba Pty Ltd (being Lot 6 DP 1127835) and land owned by Cowra Shire Council (being Lot 5 DP 1091414) to provide additional land for Intraba Pty Ltd to undertake the additions.

Cowra Shire Council at its Meeting held on 22 July 2013, resolved to agree in principle to the sale of Part Lot 5 DP 1091414, subject to development consent being granted for the proposed development of new covered storage areas, drying sheds and truck loading and unloading areas as well as consolidation of the subject land parcel with Lot 6 DP 1127835.

Land Description & Existing uses
Both Lot 6 DP 1127835 and Lot 5 DP 1091414 have frontage to Waratah Street, Cowra. Lot 6 DP 1127835 forms part of the Sarajane Furniture Factory, owned by Intraba Pty Ltd. The main operations at the factory involve the fabrication of timber furniture for the national market.

Lot 5 DP 1091414 is owned by Cowra Shire Council and is classed as Operational Land. The land currently operates as a vacant paddock that sometimes is subject to inundation from overland stormwater draining though the block in a south to north direction. In the future the Council intends to develop the land into a more formalised stormwater drainage basin. The strip of land required to be excised from Lot 5 DP 10941414 and consolidated into Lot 6 DP 1127835 is not required by the Council for future drainage purposes.
Existing Use of Adjoining Land

The site is bounded to the east by the Sarajane Furniture Factory and to the south with other industrial premises. Residential (zoned IN2 Light Industrial) land-use is located to the north of the subject land. The Council drainage area and residences are located to the west.

Description of the Proposal

It is proposed that the site of the Sarajane Furniture Factory be expanded to the west by approximately 25 metres for roughly the full frontage of the Sarajane Factory site that fronts onto the drainage area (approximately 242 metres). This will allow the construction of the following:

- An earth filled pad for the entire area of the subject site to bring the site up to the same level as the adjoining furniture factory. The earth material will be sourced from the adjoining Council drainage area and will form part of the works designed to formalise the drainage basin. The volume of material to be excavated and transported to the construction site is estimated to comprise approximately 8,000 loose cubic metres of earth.

- Shed 1, located towards the southern end of the site. This shed will be constructed of steel portal frames clad in steel colorbond cladding and roofing. Dimensions of the shed are 85m long x 19m wide. It will be used for the storage and drying of timber.

- Shed 2, located in the middle of the site. This shed will be constructed of steel portal frames clad in steel colorbond cladding and roofing. Dimensions of the shed are 30m long x 22m wide. It will be used for loading and unloading trucks undercover.

- Shed 3, located in the northern end of the site. This shed will be constructed of steel portal frames clad in steel colorbond cladding and roofing. Dimensions of the shed are 12m long x 22m wide. It will be used for loading and unloading trucks undercover.

- Concrete driveways linking all sheds to each other and to existing concreted driveways at the Sarajane Furniture Factory.

- A Hebel AAC plank wall along the southern end of the site. This wall will be approximately three metres high and placed on top of the finished filled surface of the site.

The timber product delivered to the timber storage and drying area is green sawn timber packs. The packs will generally have dimensions of 4.8 metres long by 1.8 metres wide by 1.8 metres in depth. No timber milling of product is proposed.
other than through existing factory process lines, that converts the timber product into smaller timber sizes.

The end product created from the green sawn timber will be roof battons which will be packed and transported throughout the country to service the domestic housing construction market.

The boundary adjustment involves a roughly rectangular block, approximately 25 metres wide by approximately 242 metres long.

**Hours and Days of Operation**

The proposed hours and days of operation will be the same as the main operations at the Sarajane Furniture Factory, being 6.am to 6.00pm, Monday to Friday, with the occasional Saturday.

**Number of Staff**

The number of staff employed will be the same as the existing workforce at the Sarajane Furniture Factory, being 105 full time equivalents. It is estimated that 10 full time staff will be involved in the factory process that converts green sawn timber into roof battons.

**Vehicle Movements**

It is estimated that between 2 – 6 additional semi trailer loads of timber will be delivered to the Sarajane Furniture Factory every day during normal business hours. Loaded semi trailers will access the factory from the existing entry from William Street and exit the factory from the existing exit onto William Street. Semi trailers will access the proposed new loading area via existing internal driveways. Semi trailer movements will not exceed 12 movements per day.

**Method of Operation**

The buildings will be for the storage and drying of timber only and will not involve any production processes. The factory processes that converts green sawn timber into roof battons will be conducted inside existing factory buildings located on the existing Sarajane Furniture Factory site.

**Waste Products**

There will be no waste produced by this development that requires disposal. All timber products can be used in the production of battons, with the exception of smaller timber particles and saw dust which is collected and transported from the site for recycling.
Hazardous Materials

There will be no hazardous materials produced or stored on the site as a result of the proposed new development.

Site Suitability for the Development

Both Lot 6 DP 1127835 and Lot 5 DP 1091414 have frontage to Waratah Street, Cowra and are zoned IN2 Light Industrial under the Cowra LEP 2012. Adjoining land to the east, west and south is similarly zoned IN2 Light Industrial. Land to the north of the Sarajane Furniture Factory is zoned R1 General Residential.

Under the IN2 Light Industrial Zone, the proposed development of new covered storage areas, drying sheds and truck loading and unloading areas is permissible with development consent.

The proposal involves the construction of enclosed sheds and a free standing acoustic wall along the northern edge of the proposed new lot to minimise any noise and dust impacts affecting nearby residents to the north of the subject site. Established landscaping planted along the northern edge of the subject site will also screen the factory operations from residential properties to the north. Concrete hardstand and driveway areas will also be constructed, as well as a 1:2 sloped bunded concrete walls separating the site from the Council drainage area.

Site Constraints

The development site will be filled with earthen material so as to be at the same level as the existing furniture factory. A bunded wall will be constructed around the edge of the site adjoining the Council drainage area. As a result of these earthworks, the development site will not be affected by stormwater flooding. Material utilised for the earthworks will be extracted from within the adjoining drainage area and in accordance with a Council program to facilitate stormwater drainage within this area. Accordingly, the earthworks will not impact adversely on flood behavior.

Noise

The existing sound barrier on the northern boundary of the facility will be extended to the western extent of the new lot. The barrier will be 3 metres high and constructed of Hebel AAC panels to match the existing. The wall will function as a sound attenuator and also as a barrier for dust that might be generated from the concrete driveways. The wall will also visually screen off the factory lot from the rear of the dwellings in Lyall Street. The visual impact of the wall will be softened by established trees planted along the northern boundary of the lot.
**Stormwater**

Stormwater will be disposed of to Council’s drainage reserve.

**Sewerage**

No sewerage will be generated by this development.

**Building Code of Australia**

All buildings shall be constructed to comply with the Building Code of Australia. In this regard the western boundary of the proposed new allotment is not considered to be a fire threat, given that it is intended to be used a formal drainage reserve.

To ensure that no buildings can be built on the drainage area to the west of the proposed new sheds, Cowra Shire Council intends to place a ‘Restriction as to User’, preventing construction of any buildings within the affected area.