



ANDREW CRUMP
TOWN PLANNING

Statement of Environmental Effects

**Alterations to existing building
(Research facility – office and laboratory)**

Building 1120, 346 Leeds Parade, Orange

Prepared For:
Soil Carbon Co.



Document Control

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- **Annexure A – Plans:**
 - **Locality Plan**
 - **Part Site Plan**
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 - **Proposed Floor Plan**
 - **Proposed Elevations**
 - **Section**

Annexure B: List of Fire Safety Measures

1 Introduction

1.1 Overview

Andrew Crump Town Planning Pty. Ltd. has been commissioned by Soil Carbon Co. to prepare a development application which seeks development consent to change the use of part of an existing building within the CSU Orange Campus for the purposes of a research facility in partnership with the University.

The building has previously been used for the purposes of a cellar door premises for sales associated with the University's former vigneron course. The building is known as Building 1120.

The building is currently occupied by two tenants: Vintessential Laboratories and Soil Carbon Co. (the applicant).

This application relates only to the portion of the building currently occupied by Soil Carbon Co.

Soil Carbon Co. are an agricultural start-up with the primary objective of solving two interrelated global problems: too much carbon dioxide in the atmosphere and too little carbon stored in soils. Technology called "microbe-mediated carbon sequestration" has been developed as the solution.

Essentially, their research is exploring the use of crops that are inoculated with symbiotic micro-organisms which improve fertility and disease resilience; but also help the soil around the plant's roots store more carbon. Higher levels of carbon in the soil profile increases soil quality and productivity but can also reduce carbon levels in the atmosphere.

Soil Carbon Co. work collaboratively with the University and are research partners on a number of research projects. The farmland within the university grounds are used as part of the research. Soil Carbon Co. also host a number of Agricultural Science students within their laboratory on a regular basis.

Soil Carbon Co. occupied the building approximately 18 months ago and undertook a basic laboratory and research space fit-out unaware it required development consent. This application is seeking to regularise the existing use of the building in addition to expanding the laboratory and research space.

A building information certificate will be sought under separate cover for the works previously undertaken within the building.

The proposed development involves an expansion of the existing laboratory and research space.

The fit-out will essentially involve the following:

- Increase the overall size of the laboratory and provide two separate laboratory spaces – a wet lab and a clean lab.
- New anteroom between office and wet lab.
- Relocate the open plan office space into what is currently storage space.
- Provide a new dedicated entry within the south-eastern elevation.
- Provide new staff amenities and large table that can be used for staff meetings.
- Improve the visual appearance of the front entrance with the provision of Scyon Axon cladding.
- Leave roller door in situ but clad over and install new business signage.
- Provide new roof lights over workstations.
- Enclose a portion of the rear covered area.

1.2 The Applicant

Soil Carbon Co.
C/: Andrew Crump Town Planning Pty. Ltd.
54 Silverdown Way
Orange NSW 2800

1.3 The Owner

Division of Facilities Management
Charles Sturt University
Panorama Avenue
Bathurst NSW 2795

1.4 The Land

The land is legally described as Lot 301 DP 1047282, known as 346 Leeds Parade, Orange.

This application relates to the building known as Building 1120.

1.5 Supporting Documentation

The development application includes the following documents:

- Statement of Environmental Effects
- Annexure A – Plans McKinnon Design:

- Drawing 00 - Locality Plan
- Drawing 01 - Part Site Plan – issue B
- Drawing 02 - Existing Floor Plan
- Drawing 03 - Existing Elevations
- Drawing 04 - Proposed Floor Plan – issue B
- Drawing 05 - Proposed Elevations – issue B
- Drawing 06 -Section – issue B
- Annexure B: List of Fire Safety Measures

1.6 Consent Authority

The consent authority for this development is Orange City Council.

2 Background

2.1 Previous Approvals

Development Consent DA 366/2011 was granted 17 February 2012 for the purposes of Agribusiness (Cellar Door sales and additions and alterations to existing building).

This DA was subsequently modified on 11 October 2012.

No further Development Consents have been issued with respect to this building.

2.2 Existing fit-out

Soil Carbon Co. have occupied the building for approximately 18 months and have undertaken a basic fit-out of the space. The existing tenancy comprises boardroom, open plan office space, main lab area with an air lock and store and a large storage area. A building information certificate will be sought under separate cover for the existing fit-out that will remain under the works proposed within this application.

This application is seeking to regularise the current use of the subject tenancy.

2.3 The Land

The land is a large university campus located to the north of the city with frontage to Leeds Parade. The main academic hub within the university grounds is located to the west of the subject building. The balance of the land is used for agricultural purposes (refer below).



Figure 1: Locality Map

2.4 CSU Master Plan

Jackson Teece were commissioned in 2010 to complete a master plan for CSU Orange Campus which primarily focused on the academic hub to the west of the subject building. The building which is the subject of this application was not identified as a critical building within the master plan.



Figure 2: CSU Orange Master Plan (Jackson Teece 2010)

2.5 Services and Easements

There are no restrictions, easements or covenants burdening the land that would unduly constrain the proposed development.

2.6 Surrounding Development

The entirety of the CSU campus comprises a number of other adjoining lots which are mostly used for agricultural purposes. The land has dual road frontage, with the main entrance off Leeds Parade to the west and secondary access to the east provided by Ophir Road. Land to the immediate east of Ophir Road comprises the rural residential estate known as Clifton Grove. The Strathgrove Way industrial precinct is located to the east of the subject land; and residential and commercial land is located to the south.

3 Detailed Description of Proposed Development

3.1 The Development

3.1.1 Existing Tenancy

The existing building is currently split into two tenancies which are occupied by Vintessential Laboratories and Soil Carbon Co. The building in its current form is shown in the below figure.

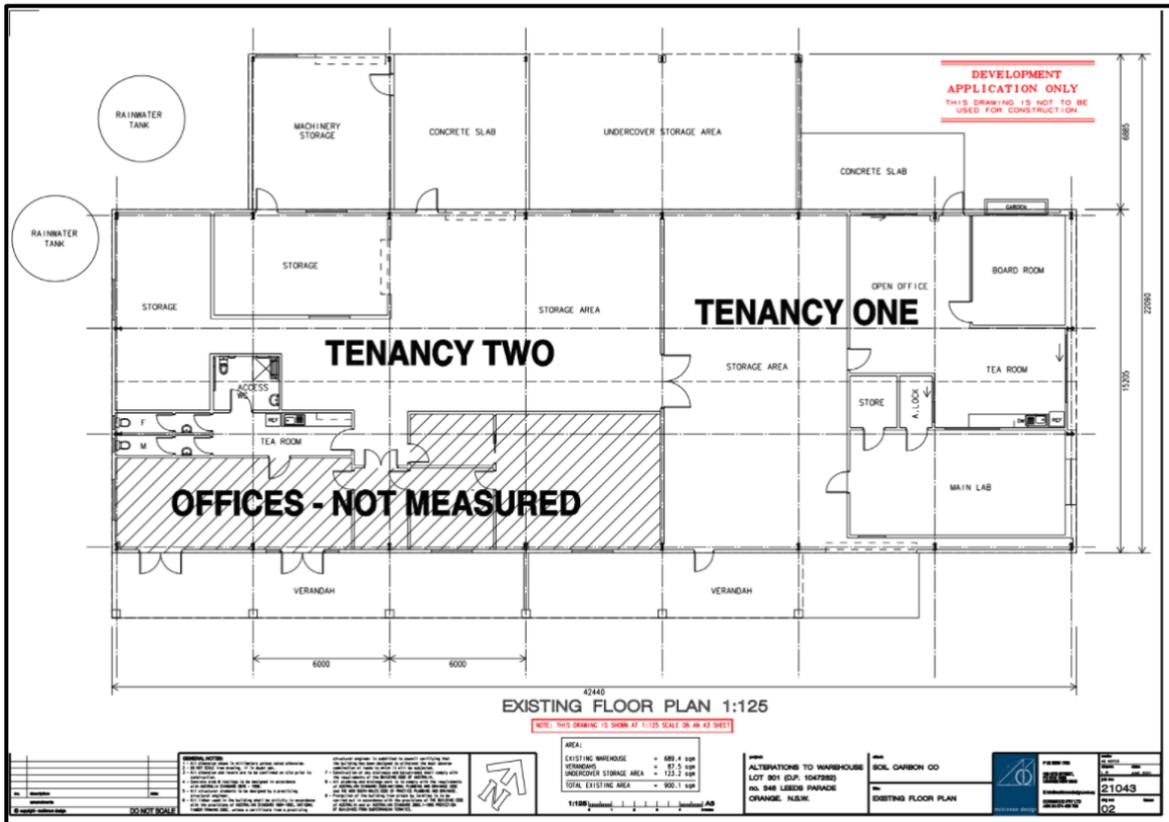


Figure 3: Existing Floor Plan

Soil Carbon Co. undertook a basic fit-out comprising office space, laboratory space and staff amenities approximately 18 months ago, unaware at the time that the works required Council approval.

Further growth in the business has necessitated an expansion of the existing arrangements.

3.1.2 Construction/fit-out

To facilitate recent growth in the business, it is necessary to expand the existing layout into a portion of the building that is currently an underutilised storage area to provide both additional office and laboratory space.

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The fit-out will involve the following:

- Increase the overall size of the laboratory and provide two separate laboratory spaces – a wet lab and a clean lab.
- Relocated the open plan office space into what is currently storage space.
- Provide a new dedicated main entry within the south-eastern elevation.
- Provide new staff amenities and large table that can be utilised for staff meetings.
- Improve the visual appearance of the front entrance with the provision of Scyon Axon cladding under the verandah portion of the front elevation.
- Leave the existing roller door in situ but clad over and install new business signage.
- Provide new roof lights over workstations.
- Enclose a portion of the rear covered area.

The proposed floor plan is shown below.

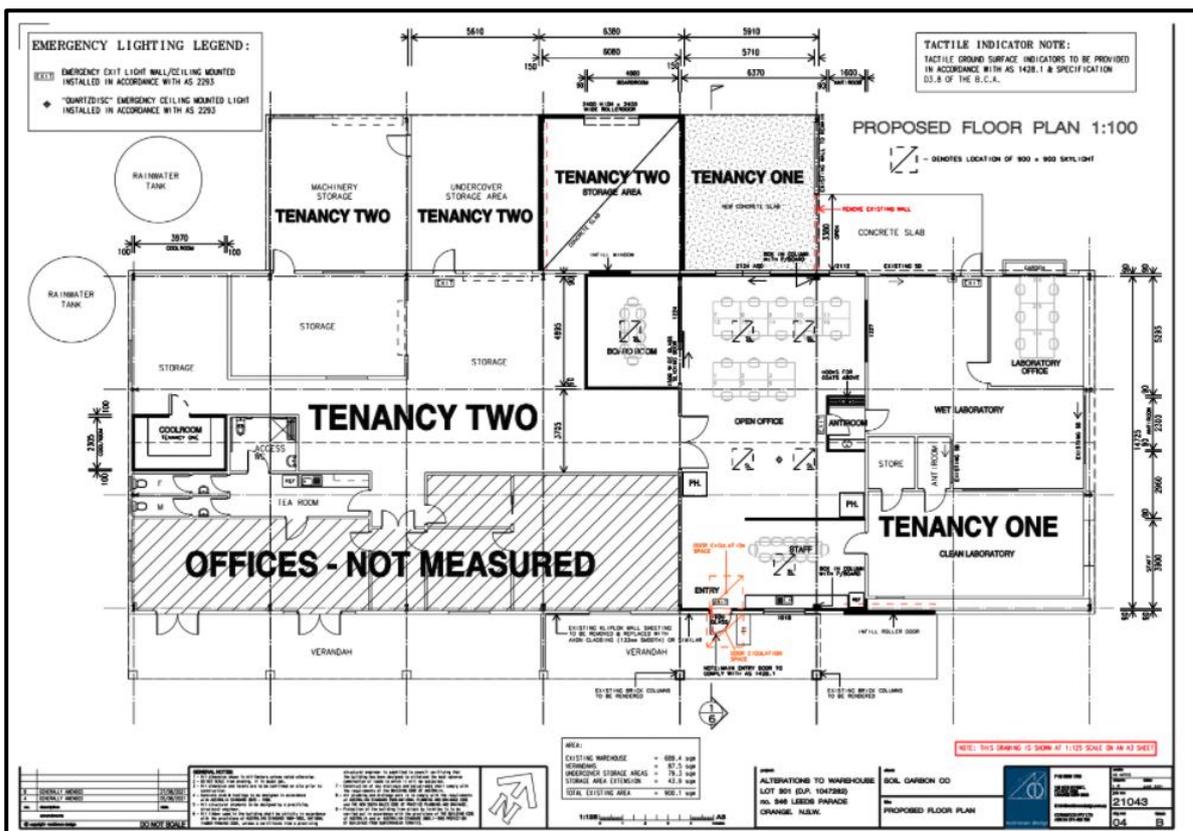


Figure 4: Proposed Floor Plan

3.1.3 Staffing

Soil Carbon Co.'s Orange office currently employs 12 full time staff, but are in the process of expanding and will look to have around 16-18 staff in total based in Orange.

Notwithstanding this, as a global company with offices located in other countries and interstate, a large proportion of their work occurs remotely, with a number of staff able to work from home on a regular basis.

3.1.4 Hours of Operation

Hours of operation of the premises will typically be standard business hours.

3.1.5 Loading and unloading

The proposed development will not require regular loading / unloading activities.

That said, the site is large enough to accommodate a small rigid truck for any deliveries or the like, if required.

3.1.6 Waste

Existing waste arrangements will be maintained. This development will only marginally increase the amount of waste generated currently.

Waste generation will be mostly limited to waste typical of an office use.

4 Environmental Planning Assessment

4.1 The Environmental Planning and Assessment Act

The Environmental Planning and Assessment Act (the Act) (principally Part 4) and the accompanying Regulations provide the primary framework for the assessment of development applications in NSW.

In particular, the Consent Authority must take certain matters into consideration when determining a development application.

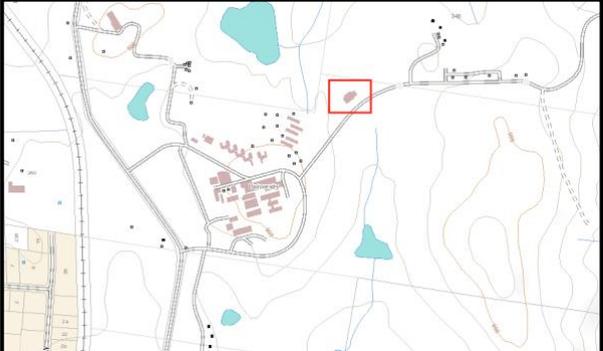
The following sections of this document address the mandatory heads of consideration listed in section **4.15 – Evaluation** of the Act.

4.2 Section 1.7 – Application of Part 7 of the Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994.

Section 1.7 of the Act refers to Part 7 of the Biodiversity Conservation Act and Part 7A of Fisheries Management Act. These Acts require consideration of the developments effect on Terrestrial and Aquatic Environments.

Specifically, the referenced Acts contain four triggers under which a development is to be assessed under the Biodiversity Offset Scheme. These are detailed in the below table:

Table 1: BC Act and Fisheries Act Matters

Trigger	Commentary
<p>1. Development that occurs on land mapped on the Biodiversity Values Map (OEH) (clause 7.1 of BC Regulation 2017).</p>	<p>The development is not proposed on land identified on the NSW Biodiversity Values Map (Refer below).</p>  <p>Figure 5: NSW High Value Biodiversity Mapping (shown red outline)</p> <p>Accordingly, the development does not trigger this clause.</p>

<p>2. Clearing Threshold exceedance (clauses 7.1 and 7.2 of BC Regulation 2017).</p>	<p>The land is mostly cleared farmland, save for the developed academic hub (main campus) area of the site. The proposed development does not require any clearing of vegetation.</p> <p>Accordingly, the development does not trigger this clause.</p>
<p>3. Development that is likely to have a significant effect on threatened species</p>	<p>The development will not have a significant effect on threatened species, nor will the development impact on any endangered ecological communities or habitat.</p> <p>In this regard:</p> <ul style="list-style-type: none"> • The subject land has been historically farmed and as such is mostly cleared. • The proposed development is limited to the use of an existing building. • The development does not require the clearing of any native vegetation. • The development does not require the removal of any exotic trees. • The development will not give rise to any water quality issues of any nearby sensitive waterways. • The land is not mapped high value biodiversity land under the NSW Biodiversity Conservation Act. • The land is not mapped high biodiversity under Orange LEP 2021. • The development does not involve the removal of any natural or built features that would provide habitat for native fauna.
<p>4. Development proposed in an area of Outstanding Biodiversity Value</p>	<p>N/A – the land is not an area categorised as Outstanding Biodiversity Value.</p>

Given the foregoing assessment, the development is considered satisfactory with regards to the above sections of the Biodiversity Conservation Act and Fisheries Act and accordingly a Biodiversity Assessment Report is not required.

4.3 Designated Development

The Environmental Planning and Assessment Regulations (the Regs) provide provisions for certain large scale or offensive development to be categorised as designated development. With reference to schedule 3 within the Regs, this development is not categorised as designated development.

4.4 Integrated Development

Certain types of development will require additional approvals or licences under other Acts as part of the carrying out of a development. With reference to Section 4.46 of the Act, this development is not integrated development.

4.5 Crown Development

Pursuant to Division 4.6 of the Act, this development application is not made by, or on behalf of the Crown (Universities being a Crown Entity under the Regs) and as such, is not a Crown Development.

4.6 Local Environmental Plan

Orange Local Environmental Plan 2011 applies to the subject land.

4.6.1 Summary of Development Standards and Other Local Provisions

The following table summarises the applicable LEP provisions. Further commentary of those that are applicable is provided below.

Table 2: LEP Summary Table

Standard / Provision	Applicability
Zone	SP2 Infrastructure (Educational Establishment – University)
Min. Lot Size	N/A
Height of Building	N/A
FSR	N/A
Heritage Item or Heritage Conservation Area	Local Heritage Item – Water Tower
Earthworks	N/A
Flood Related Planning Controls	N/A

Terrestrial Biodiversity	N/A
Sensitive Watercourse	N/A
Ground Water Vulnerable	Yes
Drinking Water Catchment	N/A
Airspace Operations	N/A
Essential Services	Yes

4.6.2 Zoning and Permissibility

The land is zoned SP2 Infrastructure (Educational Establishment).

The land-use table for the zone lists the permitted uses as: *The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose.*

The purpose shown on the zoning map is Educational Establishment related to the University.

The LEP does not provide a definition of a university, as such relying on the common definition within the Macquarie Dictionary, a university is defined as *an institution of higher learning conducting teaching and research at the undergraduate and postgraduate level.*

A university is thus not simply an exchange of knowledge between lecturers and students. Rather, it is an institution of learning and research, where knowledge is shared and converted into ideas that become research which leads to solutions to the world's problems.

This is precisely the ethos of Soil Carbon Co. Soil Carbon Co. undertake academic research in partnership with the University, with the express objective of solving an environmental problem that could have huge implications for the health of the planet along with improved productivity in primary production.

The development is therefore permissible in the SP2 Infrastructure zone with development consent.

4.6.3 Zone objectives

The objectives of the SP2 Infrastructure zone are listed as follows:

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with, or that may detract from, the provision of infrastructure.*

The development is not inconsistent with the objectives of the SP2 Zone given the following:

- In regard to the first objective, the proposed development will provide a compatible and complementary use to the University.
- In relation to the second objective, with reference to the CSU Master Plan 2010 prepared by Jackson Teece, the proposed development will be located in an existing building that is outside of the core academic hub, as identified in the master plan (refer above). As such, the development will not detract from the provision of infrastructure, but rather complement the existing infrastructure.

4.6.4 Heritage Conservation (Clause 5.10)

The subject land is identified as a heritage item relating to the prominent concrete water tower located in the centre of the academic precinct.



Figure 6: Heritage Significant Concrete Water Tower (Heritage NSW 2021)

The relevant heritage inventory sheet for the heritage item describes the Statement of Significance as follows:

The distinctive water tower provides a header tank to supply pressure to the remote campus and consists of a dramatic concrete column and square concrete tank with sloping roof. The tank structure was designed and located to provide a strong visual landmark for the campus, which was originally located in a rural setting, isolated from the city.

As detailed below under the heading *5.3 Heritage Impacts* and with regard to clause 5.10 of Orange LEP 2011 the development is considered acceptable noting the following:

- The proposed development is well separated from the significant item.
- The proposed development relates to the use of an existing building.
- The proposed development will not interrupt or spoil any important vistas to or from the heritage item.

As such, the development is considered appropriate in regards to clause 5.10 and will not give rise to any detrimental impacts upon the significance of the heritage item.

4.6.5 Groundwater Vulnerable

The subject land is mapped groundwater vulnerable, as is the case for the entirety of the urban area of the city.

Clause 7.6 seeks to maintain the hydrological functions of key groundwater systems and protect against ground water depletion through extraction of groundwater.

The development does not involve the discharge of any waste material, nor will it require groundwater extraction. As such, the development is consistent with the above referenced clause.

4.6.6 Essential Services

Clause 7.11 of Orange LEP 2011 states that development consent must not be granted unless all necessary services for that development are, or will be, in place when required.

In regard to the above referenced clause, the subject land is fully serviced with all necessary services available to the subject building.

4.7 Planning agreements applying to the land

There are no planning agreements applying to the land.

4.8 Matters Prescribed under the Regulations

The Regs provide the following prescribed matters:

CI.92 Additional matters that Consent Authority must consider.

This clause requires Council to, inter alia, consider the provisions of AS 2601,2001 where demolition is proposed.

In regard to the above, no demolition works are proposed.

CI.93 Fire Safety and Other Considerations

This clause relates to applications involving the rebuilding, alteration, enlargement or extension of an existing building. With such applications, Council must take into consideration the existing and proposed fire safety measures of the building.

In regard to the above, the development involves alteration of the existing building with the provision of additional lab and office space. A schedule of the existing and proposed fire safety measures is provided as an annexure to this application and noted on the accompanying plans.

CI.94 Consent Authority may require buildings to be upgraded.

This clause relates to applications involving the rebuilding, alteration, enlargement or extension of an existing building. With such applications, the Council may require the building to be upgraded to the extent that the building is brought into total or partial conformity with the BCA.

Given the minor nature of the development it is not expected that Council will require an upgrade to the building outside of what is proposed as part of this application.

It is also noted the existing sanitary facilities are available for use by both tenancies.

There are no other prescribed clauses within the Regs that are applicable to this application.

4.9 Draft Environmental Planning Instruments

There are no draft EPIs applicable to, or affecting the subject land or the specific development type proposed.

4.10 Other Environmental Planning Instruments

The following is a complete list of other Environmental Planning Instruments that apply to the land. Those shown in bold have special applicability to this development application and are addressed separately below.

- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Concurrences) 2018
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (Primary Production and Rural Development) 2019
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy No 21—Caravan Parks
- State Environmental Planning Policy No 33—Hazardous and Offensive Development
- State Environmental Planning Policy No 36—Manufactured Home Estates
- State Environmental Planning Policy No 50—Canal Estate Development
- **State Environmental Planning Policy No 55—Remediation of Land**
- State Environmental Planning Policy No 64—Advertising and Signage
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development

State Environmental Planning Policy 55 – Remediation of Land applies to the development.

State Environmental Planning Policy 55 - Remediation of Land (SEPP 55) requires that a consent authority must not consent to the carrying out of development of land unless it has considered whether the land is contaminated, is satisfied that the land is suitable in its contaminated state for the development that is proposed, and if the land requires remediation to be made suitable for the proposed development it is satisfied that the land will be remediated before the land is used for that purpose.

Furthermore, SEPP 55 requires that before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying findings of a preliminary investigation of the land concerned.

With respect to clause 7, the subject building has not been used for any purposes that would likely lead to contamination. Moreover, the subject building was approved to be used for the purposes of Cellar Door sales, and at the time contamination was not considered an issue by Council. There have been no uses in the intervening period that would cause the land to be contaminated.

As such, the land is considered appropriate for the proposed development, and a preliminary site investigation is not warranted.

4.11 Development Control Plans

Orange Development Control Plan 2004 applies to the land. According to Chapter 0 of the DCP and the zone conversion table, the equivalent zone to SP2 is the Zone 5b Distributor Road Zone.

There are no specific Planning Outcomes under the DCP that are relevant to this development, save for Chapter 13 - Heritage and Chapter 15 – Car Parking provisions. These are addressed below.

4.11.1 Chapter 13 – Heritage

Heritage considerations of the development are considered below under the heading 5.3 - *Heritage Impacts*.

4.11.2 Chapter 15 – Parking

The proposed development is considered satisfactory with regard to on-site parking.

Whilst Orange DCP 2004 does not provide a specific parking rate for a research facility such as the one proposed in this application, given the nature of the use, a parking rate equivalent to an office premises (1 space per 40m²) is considered appropriate and has been adopted for both the research space and laboratory space.

With reference to the accompanying plans, the following car parking calculations have been undertaken which include the requirements of the adjoining tenancy.

Table 3: Car Parking Calculations

<u>Tenancy 1</u>			
<u>Space</u>	<u>GFA (m²)</u>	<u>Rate</u>	<u>Parking Requirement</u>
Office Space	135	1 space / 40m ²	3.3
Laboratory	143.4	1 space / 40m ²	3.5
<u>Tenancy 2</u>			
Storage	340.6	1 space / 100m ²	3.4
Office Space	145.5	1 space / 40m ²	3.6
		Total	13.8 (14)

As shown on the accompanying plans, **14 parking spaces**, including an accessible space are proposed. This includes 9 existing spaces plus 5 additional spaces proposed as part of this application.

The development is considered satisfactory with regards to parking.

5 Environmental Impacts

5.1 Context and Setting

The land the subject of this application is a large parcel comprising an academic hub, student accommodation and sprawling rural surrounds. The subject building is appropriately sited such that it is not located directly within the academic hub but is still conveniently located to support the research partnership between the University and the Applicant.

In addition to this, the large open area surrounding the subject building allows for the use of things like greenhouses that are a necessary adjunct to the work conducted in the laboratory. Also, as the research undertaken by Soil Carbon Co. progresses, the rural setting can be utilised for broad acre crops for large scale research projects with the University.

As such, the development is not incongruous with the context and setting of the locality; in fact, the setting is perfectly suited to the proposed development, and there would be very few, if any, other sites that would be more suited to the proposed development.

5.2 Visual Impacts

The development will be wholly contained within the subject building on the land. The changes to the exterior of the building have been designed with the intent of improving the visual appearance of the building.

Accordingly, the development will not result in any adverse visual impacts within the locality.

5.3 Heritage Impacts

The subject land is identified as a heritage item relating to the large concrete water tower located centrally within the academic hub.

With respect to the impacts upon the significance of the heritage item, the proposed development is satisfactory noting the following:

- The proposed development is well separated from the significant item.
- The proposed development relates to the use of an existing building on the land.
- The proposed development will not interrupt or spoil any important vistas to or from the heritage item.

- The development will not impact upon any important heritage fabric relating to the heritage item.

The development is considered acceptable with regard to heritage impacts.

5.4 Noise Impacts

The proposed development does not involve any noise generating activities that would impact upon any nearby sensitive receivers.

5.5 Traffic, Parking and Access

In respect of Traffic, Parking and Access for the development the following is noted:

- The subject building's vehicular access and parking area connects directly with the internal private road network, which in turn connects with Leeds Parade at the front of the site.
- Reasonable sight distances are achieved at the front entrance where the land connects with Leeds Parade.
- All vehicles are able to enter and leave the site in a forward gear.
- The development will result in a net increase in parking demand which will be addressed via the provision of additional on-site parking.

Based on the foregoing reasons, it can be demonstrated that the development will not give rise to any unacceptable Traffic, Parking or Access impacts.

5.6 Environmental Impacts

The development will not give rise to any adverse environmental impacts; rather, the development will actually facilitate research that could have extremely positive environmental impacts as described above.

5.7 Cumulative Impacts

Cumulative impacts of a development can arise under four typical scenarios, namely:

- time crowded effects where individual impacts occur so close in time that the initial impact is not dispersed before the proceeding occurs
- space crowded where impacts are felt because they occur so close in space, they have a tendency to overlap

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- nibbling effects occur where small, often minor impacts, act together to erode the environmental condition of a locality; and
- synergistic effects, where a mix of heterogeneous impacts interact such that the combined impacts are greater than the sum of the separate effects.

The development is unlikely to result in any of the above scenarios given the relatively minor nature of the development. As such, the development is considered satisfactory with regard to cumulative impacts.

6 Conclusion

6.1 Suitability of the Site

The site is considered suitable for the following reasons:

- The development is permissible in the zone and is consistent with the zone objectives.
- The applicant is a research partner with the University and provides student placements for existing university students as part of their studies and professional development.
- The university grounds provide the perfect research environment for the applicant.
- The development will support the applicants' endeavours to create a healthier planet and a more productive agricultural industry.
- The development will facilitate additional employment within the city.
- The development is appropriately designed and sited so as to ensure minimal impacts in the locality.
- Andrew Crump Town Planning are not aware of any natural, physical or technological hazards that would unduly constrain the development.

6.2 Any Submissions made in accordance with the Act or Regs.

With reference to Council's Community Participation Plan, given the modest nature of the proposed development, the development is not a type of development that requires formal notification

As such, the application is not required to be formally notified.

6.3 Public Interest

Owing to the low impact nature and modest scale of the development; the development is considered to be of minor interest to the wider public. The development is not inconsistent with any state or local policies that have not been identified within this report.

6.4 Summary

In Summary, the development is considered satisfactory with regard to Section 4.15 of the Environmental Planning and Assessment Act. The development is consistent with all relevant planning controls under the LEP and DCP and all other EPIs.

Appropriate mitigation measures will be employed to ensure the development is well within acceptable limits of environmental impacts.

Finally, the development will facilitate crucial research that has the potential to have global ramifications for the environment and climate change.

In light of the merits of the proposal and given the acceptable level of impact, along with the global importance of the proposed development, we respectfully request that this application be given favourable consideration by Council.

Any further enquires can be made direct to our office on 0408 446 429.

Yours faithfully,

Andrew Crump

Director

Andrew Crump Town Planning Pty. Ltd.