

S4-55 Modification – DA 2017/043

Statement of Environmental Effects

**Lot 1 DP 1230858
17A Modica Crescent
BURONGA 2739**

**Prepared for:
BRW Modica Crescent Pty Ltd**

**Prepared by:
Matthew Jackson
Principal Planner, Hatch Planning**





Table of Contents (Hyperlinked)

1. Introduction3

2. Subject site and surrounding area.....4

 2.1 Site and area 4

 2.2 The proposal 5

3. Planning controls7

 3.1 Wentworth Local Environmental Plan 2011 (LEP) and Wentworth Shire Development Control Plan 2011 7

 3.2 State Environmental Planning Policies (SEPP) 9

4. Assessment9

5. Conclusion.....11

1. Introduction

This statement of environment effects has been prepared in support of a S4-55 Modification for DA 2017/043. The application proposes to revert to the original plans that were endorsed as part of the original Notification of Determination dated 26 June 2017.

Figure 1 shows the subject land in relation to the surrounding landscape.



Figure 1: Subject site and immediate surrounds (29 June 2021). Source: Metromap.

This report provides details of the site and its environs, the proposal, relevant controls and an assessment against the relevant provisions of the Wentworth Local Environment Plan 2011.

2. Subject site and surrounding area

2.1 Site and area

The subject site, Lot 1 DP 1230858, is a 3302m² allotment located along the existing Modica Crescent industrial precinct situated north of Buronga. The subject land is regular in in shape and currently vacant. Primary access is currently provided by Modica Crescent via an existing crossover.

The surrounding area generally comprises of industrial natured allotments, with the majority call containing existing use and developments on the eastern side of Modica Crescent.

The subject site appears to have access to reticulated electricity, telecommunications, water and effluent is managed onsite with a septic system.



Figure 2: Subject site



Figure 3: Existing access/egress

2.2 The proposal

As mentioned previously, this medication proposes to amend the design and revert to the original plans that were approved as part of the original Notice of Determination.

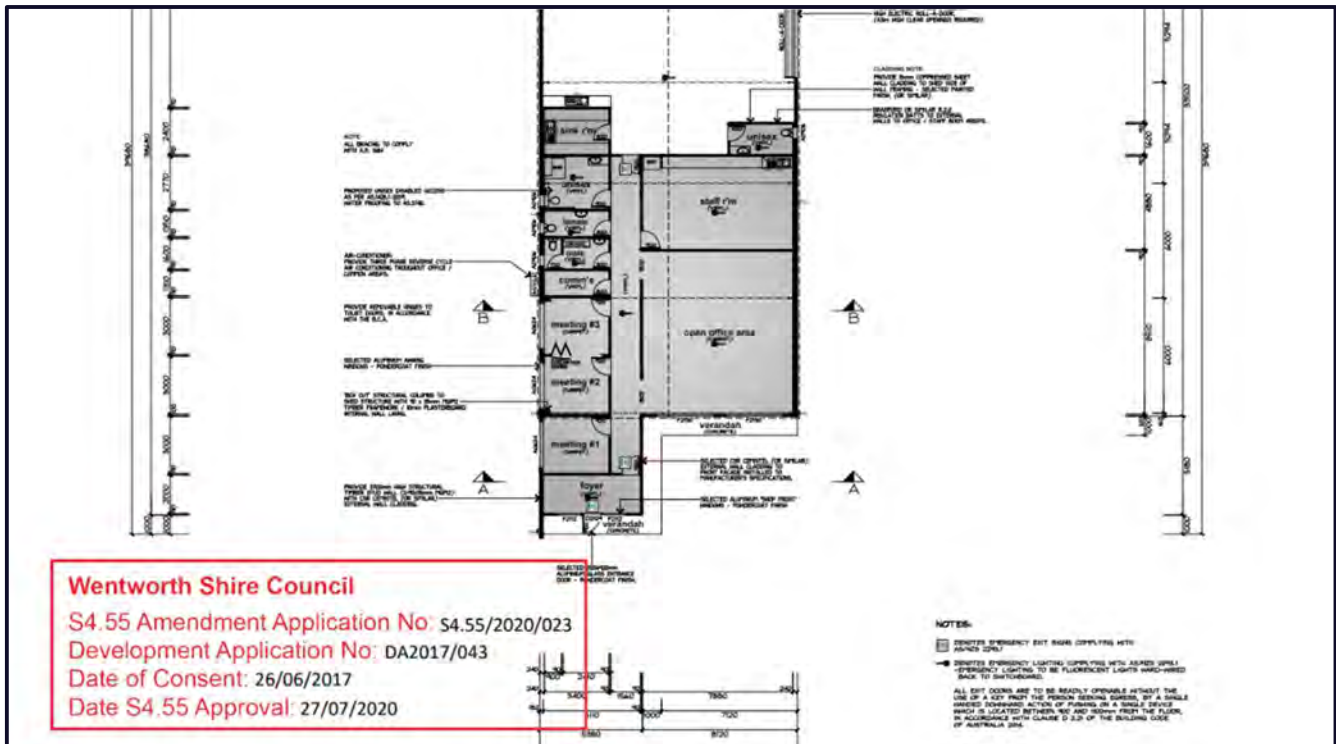


Figure 4: Current Endorsed Plans

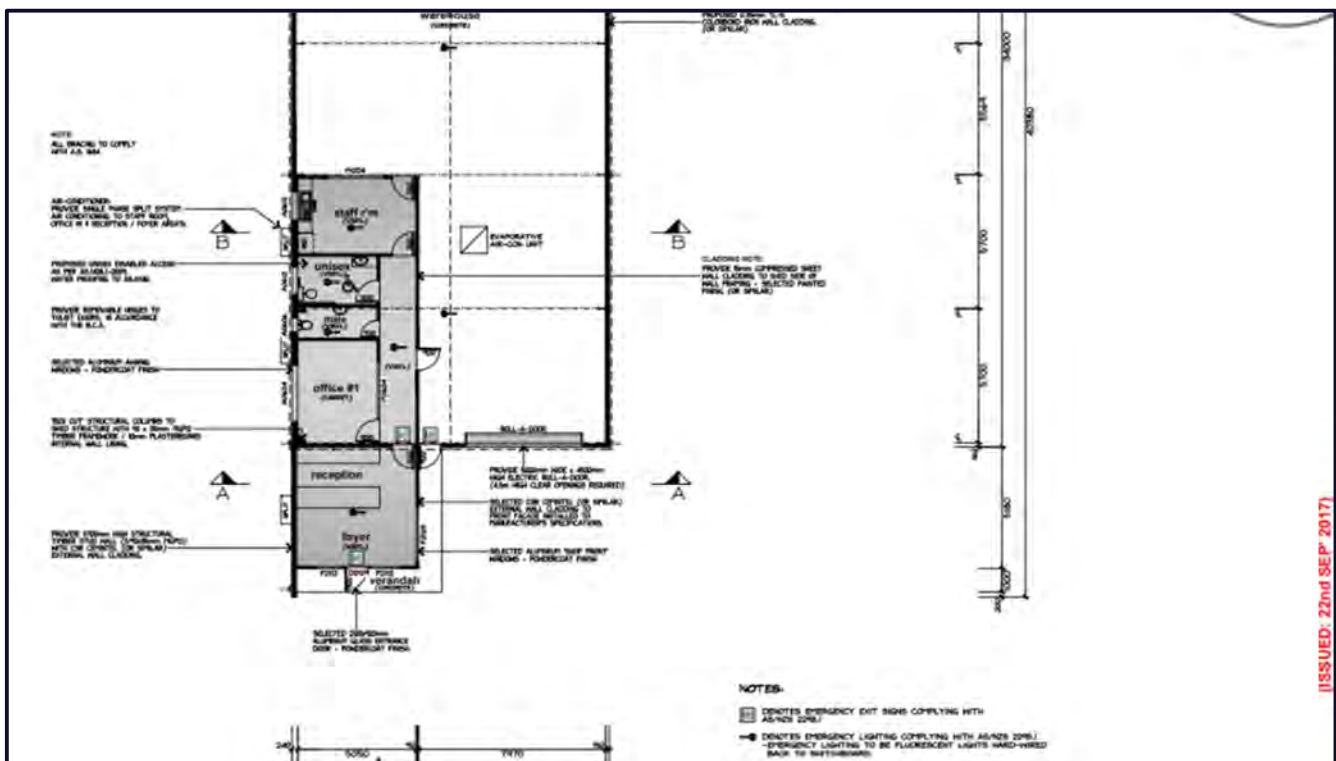


Figure 5: Proposed plans (originally endorsed)

3. Planning controls

3.1 Wentworth Local Environmental Plan 2011 (LEP) and Wentworth Shire Development Control Plan 2011

The Subject site is within the IN1 – General Industrial

The objectives of the zone 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.*

Discussion

This application proposes development that is industrial in nature which aligns with the primary purpose of the zone. The building is going to be used in association with an existing industrial use within close proximity.

The Wentworth Shire Development Control Plan 2011 contains the following guidance (as relevant)

Chapter 7 – Industrial Development Controls

7.1.1 Design

Given the location and size of the proposed development, the objectives contained within this clause are not relevant.

7.1.2 Site Analysis

All relevant details have been provided on the plans submitted with this application.

7.1.3 Setbacks

The development has a greater setback than 6 metres.

7.1.4 Landscaping

Landscaping was not proposed on both the original and current endorsed plans. It is envisaged that landscaping will be implemented at the front of the site.

7.1.5 Fencing

Not applicable for this application.

7.1.6 Advertising Structures

Not applicable for this application.

7.1.7 Visual Quality

No changes from the current endorsed plans.

7.1.8 Subdivision – Site Arrangement

Not applicable for this application.

7.1.9 Noise and Vibration

No change from the current endorsed plans

7.1.10 Industrial Air Pollution

No change from the current endorsed plans

7.1.11 Industrial Water Pollution

No change from the current endorsed plans

7.2 Buffer Distances

No change from the current endorsed plans

3.2 State Environmental Planning Policies (SEPP)

There are no SEPPS applicable for this application.

4. Assessment

Visual Impacts

Due to the scale and location of the building, visual impacts are not considered applicable.

Open Space

Not applicable for this application

Overshadowing and Privacy

Not applicable for this application.

Noise

As mentioned previously, it is not considered an issue for this application.

Erosion Control Measures

No erosion control measures are considered necessary for this development.

Economic and Social Impacts

The proposed development is a positive economic outcome by providing an opportunity a business to development an industrial site.

Environmental Benefits

Due to the location in which this application is located on, there are no significant environmental benefits predicted.

Disabled Access

Not applicable for this application

Security, Site Facilities and Safety

Not applicable for this application

Waste Management

No changes in waste management from the original approvals.

Building Code of Australia

The Construction Certificate will be issued by a Building Surveyor who will review the structures compliance with the Building Code of Australia.

Traffic

Traffic will not be impacted on from the proposed development. Vehicle movement has been shown on the plans provided.

Stormwater/flooding

All stormwater will be connected the legal point of discharge located along the frontage.

5. Conclusion

This report demonstrates that the proposal is consistent with the relevant provisions of the Wentworth Local Environmental Plan 2011.

The proposed development is appropriate for the site as it:

- Is encouraged in IZ1 – General Industrial
- Is appropriately located.
- Will have minimal impacts on the locality.
- Will not result in any detrimental impacts on the environment

It is therefore considered that the proposal is worthy of support, and it is therefore respectfully requested that the Wentworth Shire Council grant a modified Notice of Determination for the development as shown in this application.



ASIC

Australian Securities & Investments Commission

Current Company Extract

Name: BRW MODICA CRESCENT PTY LTD

ACN: 618 396 320

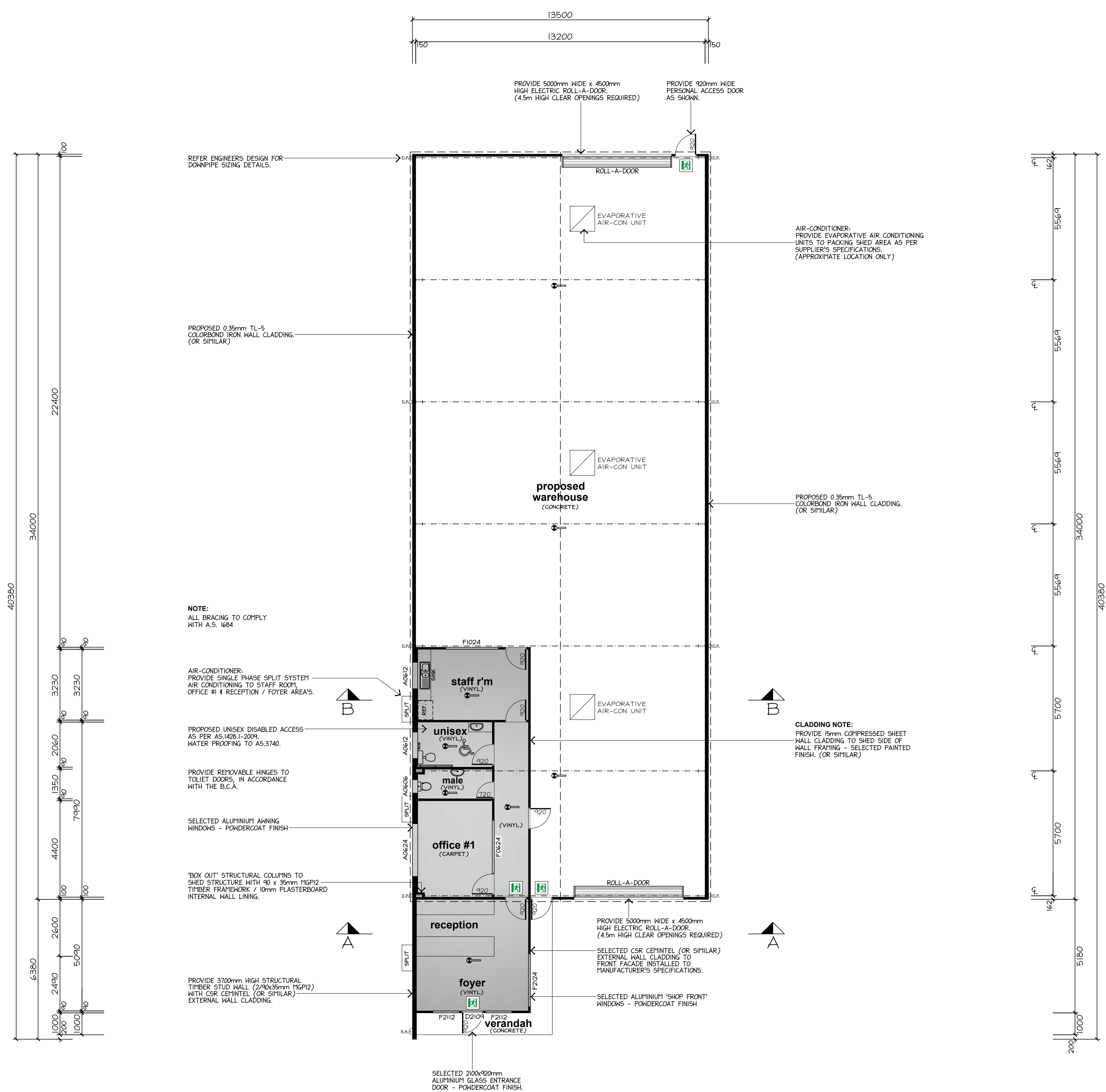
Date/Time: 22 February 2023 AEST 10:08:44 AM

This extract contains information derived from the Australian Securities and Investments Commission's (ASIC) database under section 1274A of the Corporations Act 2001.

Please advise ASIC of any error or omission which you may identify.

EXTRACT

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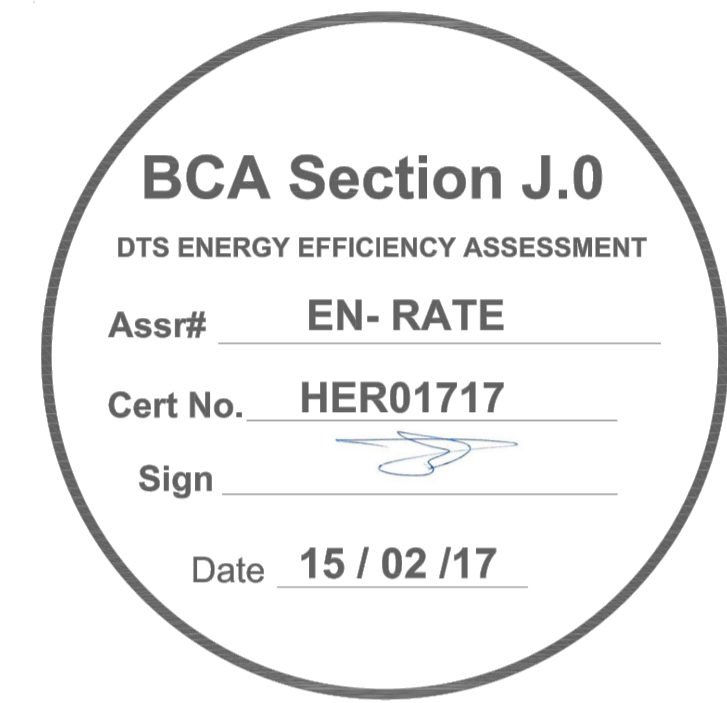


FLOOR PLAN 1:100

WINDOW / DOOR SCHEDULE				
WINDOW No.	SERIAL No.	WINDOW SIZE	QUANTITY	LINTEL SIZE
W1	F2124	2100x2410	1	170x45mm HYSPAN
W2	F2115	2100x1210	2	130x45mm HYSPAN
W3	A0624	600x2410	1	170x45mm HYSPAN
W4	A0606	600x610	1	90x45mm MGPI2
W5	A0612	600x1210	2	130x45mm HYSPAN
W6	F1024	1000x2410	1	170x45mm HYSPAN
W7	F0624	600x2410	1	170x45mm HYSPAN
D1	D2109	2100x920	1	90x45mm MGPI2

-LINTEL & STUDS BESIDE OPENINGS, SIZES ARE TO BE CHECKED ONCE A ROOF TRUSS PLAN HAS BEEN DEVELOPED. THIS IS TO BE DONE BY THE ROOF TRUSS MANUFACTURER.

PROVIDE 2No. 90 x 45mm MGPI2 JAMB STUDS TO ALL OPENINGS.



general notes:

- ALL WORKS CARRIED OUT SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA, STATE BUILDING REGULATIONS & LOCAL AUTHORITY REQUIREMENTS.
- CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS.
- FIGURED DIMENSIONS HAVE PREFERENCE TO SCALE.
- PLANS SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS & ATTACHED DOCUMENTATION.
- IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE BUILDING IS WITHIN THE DESIGNATED BOUNDARIES AND VERIFY THAT THE SITE IS SHOWN CORRECT.
- IT IS THE BUILDERS RESPONSIBILITY TO NOTIFY THE DESIGNER OF ANY SERVICES WHICH MAY HINDER CONSTRUCTION OR CAUSE ALTERATIONS TO DESIGN BEFORE COMMENCING ANY WORK.
- ⊙ DENOTES SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH AS 3786 - 1993 & TO BE INTERCONNECTED IF MORE THAN ONE.
- DENOTES ARTICULATION JOINT TO BE CONSTRUCTED IN ACCORDANCE WITH CACA TECHNICAL NOTE 61.
- GLAZING TO COMPLY WITH 1288 - 2006 'GLASS IN BUILDINGS - SELECTION & INSTALLATION', & 2047-1999 'WINDOWS IN BUILDINGS - SELECTION & INSTALLATION'.
- OVERFLOW RELIEF GULLY REQUIREMENTS ARE TO COMPLY WITH AS 3500 - 2003 'SANITARY PLUMBING & SANITARY DRAINAGE'.
- SOLID FUEL COMBUSTION HEATERS ARE TO BE INSTALLED IN ACCORDANCE WITH AS 2918 - 2001 'DOMESTIC SOLID FUEL'.
- BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LINE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
- PROVIDE EXPANSION JOINTS IN TILED AREAS EVERY 5m MINIMUM.

WINDOW TYPE
LINTEL TYPE
FLYWIRE TO ALL OPENINGS

AREAS:	PROP. WAREHOUSE	459.00m2
	PROP. OFFICE FRONTAGE	27.87m2
	PROP. VERANDAH	11.60m2

TOTAL	498.47 m2
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TERRAIN CATEGORY 2.0 WIND CLASSIFICATION (N3)
REGION A
TOPOGRAPHIC EFFECT (T1)
WIND DIRECTION (NO SHIELDING)
CALCULATION OF WIND SPEED = 41

SHEET NO: 1 OF 7	DRG NO: MH 2017-001
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PROJECT:
PROPOSED WAREHOUSE / OFFICE FACILITY

CLIENT:
BRW ELEC PTY LTD

ADDRESS:
LOT 1, MODICA CRESCENT, BURONGA, NSW

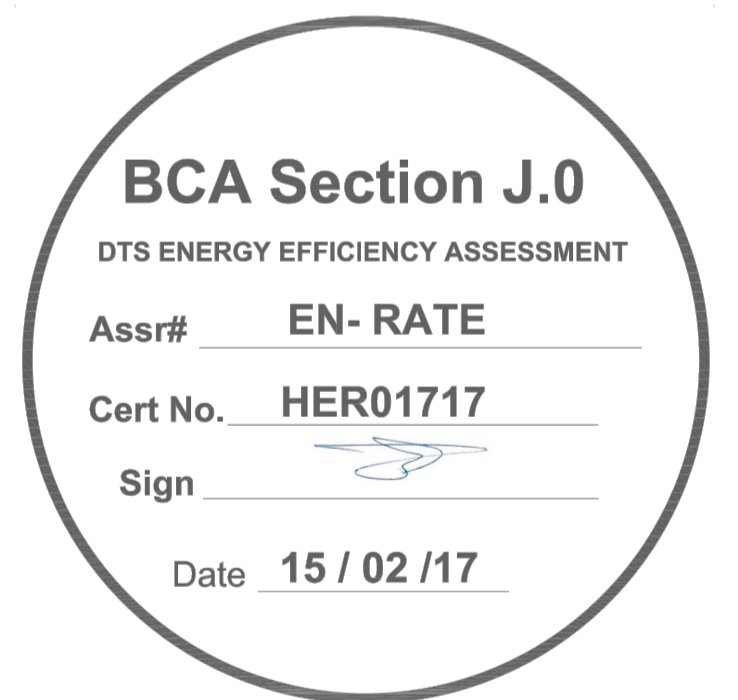
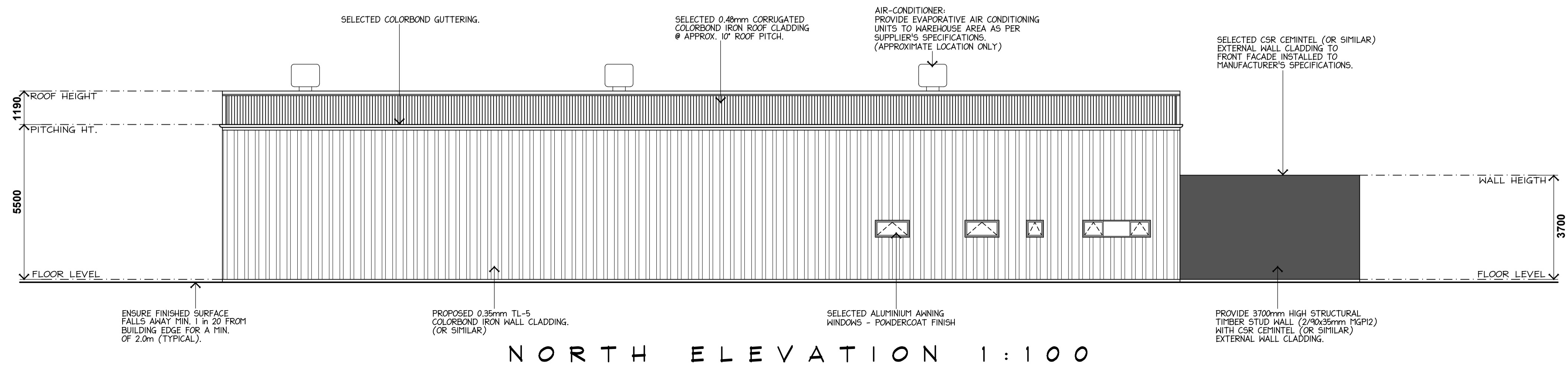
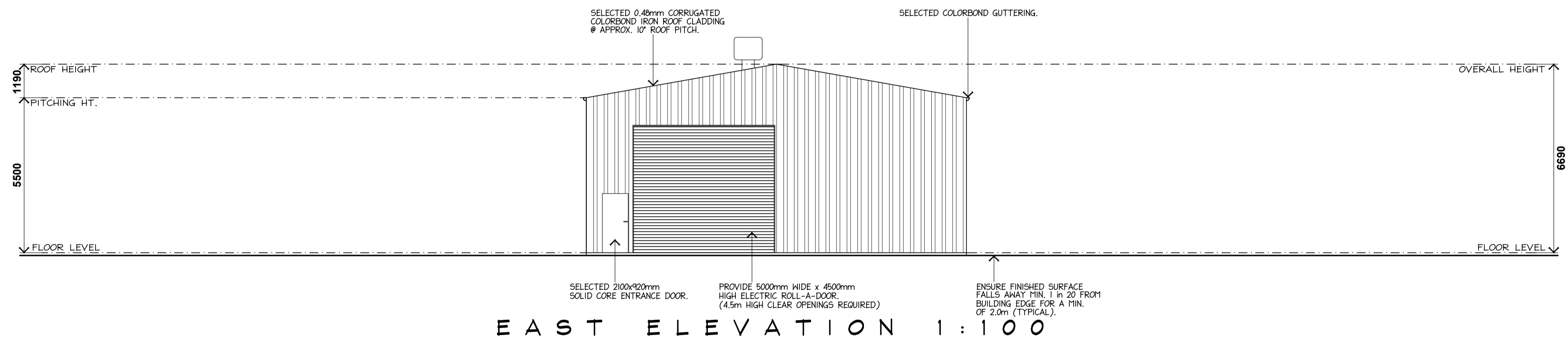
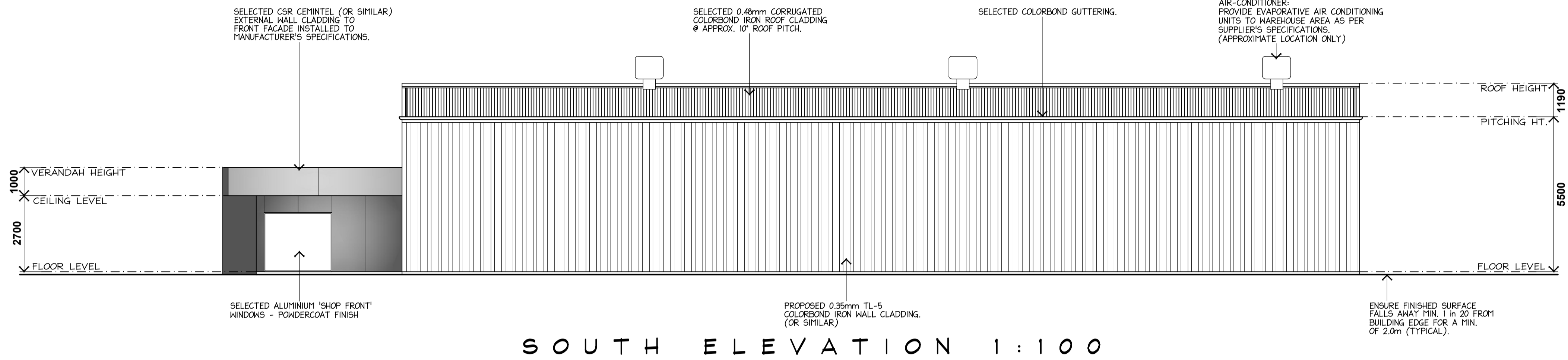
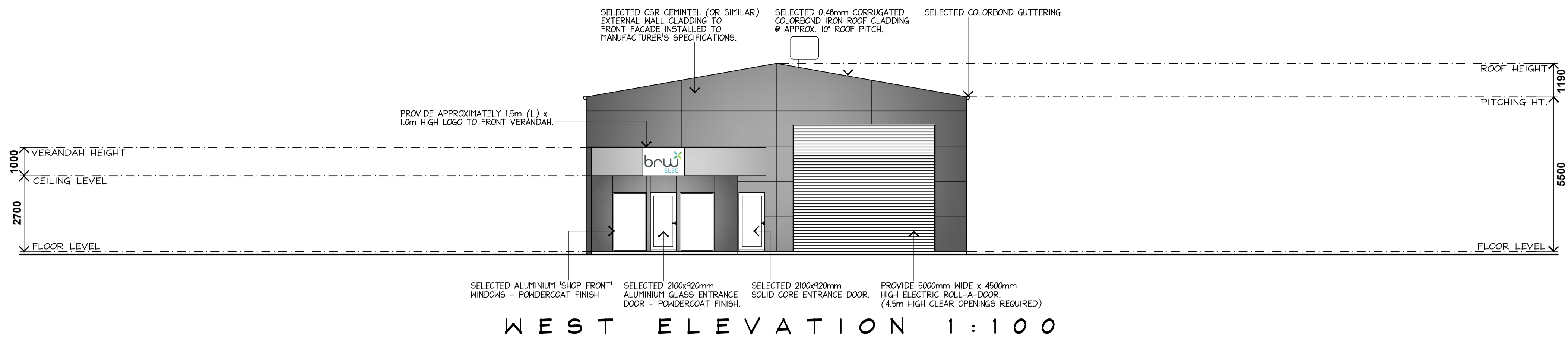
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NOTES:

- ⊠ DENOTES EMERGENCY EXIT SIGNS COMPLYING WITH AS/NZS 2293.1.
- ⬛ DENOTES EMERGENCY LIGHTING COMPLYING WITH AS/NZS 2293.1 -EMERGENCY LIGHTING TO BE FLUORESCENT LIGHTS HARD-WIRED BACK TO SWITCHBOARD.

ALL EXIT DOORS ARE TO BE READILY OPENABLE WITHOUT THE USE OF A KEY FROM THE PERSON SEEKING EGRESS, BY A SINGLE HANDED DOWNWARD ACTION OF PUSHING ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900 AND 1100mm FROM THE FLOOR, IN ACCORDANCE WITH CLAUSE D 2.21 OF THE BUILDING CODE OF AUSTRALIA 2014.



SHEET NO: 2 OF 7 **DRG NO:** MH 2017-001

PROJECT:
PROPOSED WAREHOUSE / OFFICE FACILITY

CLIENT:
BRW ELEC PTY LTD

ADDRESS:
LOT 1, MODICA CRESCENT, BURONGA, NSW

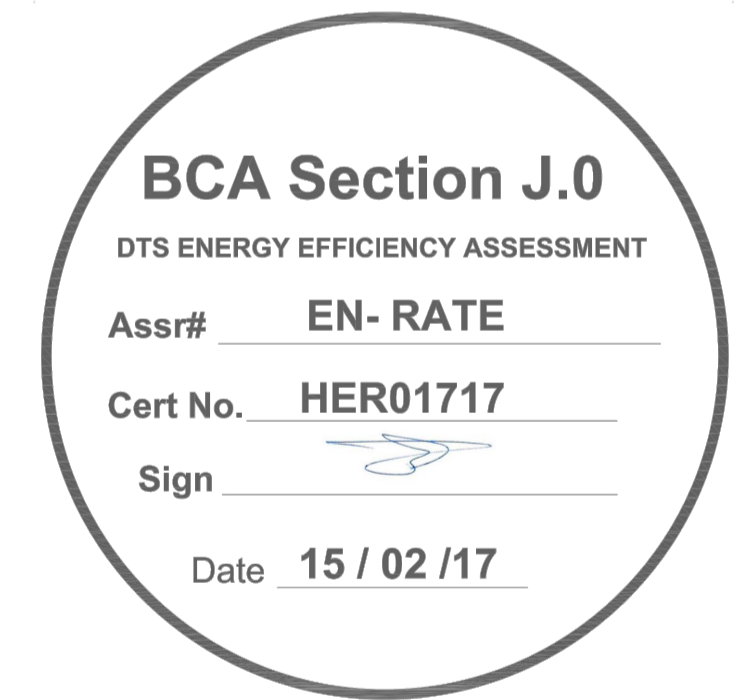
SCALE: AS SHOWN **DATE:** SEP '17



PARKING NOTES:

ALL STANDARD CARPARKS SHOWN ARE:
2.8m WIDE x 4.9m LONG

6 CARPARKING SPACES (TOTAL)



DTS ENERGY EFFICIENCY ASSESSMENT

Cert No. **HER01717**

Date 15 / 02 / 17

PROJECT:
PROPOSED WAREHOUSE / OFFICE FACILITY

ADDRESS:
LOT 1, MODICA CRESCENT, BURONGA, NSW

(ISSUED: 22nd SEP' 2017)

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