

Planning Report

Thirty Five (35) Lot Subdivision

Lot 1 DP 1102419, Silver City Highway

Mourquong, NSW, 2739

EXECUTIVE SUMMARY

Proposal	Thirty Five (35) Lot Industrial Subdivision
Street Address	Silver City Highway, Mourquong
Formal Land Description	Lot 1 DP 1102419
Zone	E4 – General Industrial
Relevant State Environmental Planning Policies	Not applicable

SUBJECT SITE AND SURROUNDING AREA

The subject site, Lot 1 DP1102419, is one parcel with a total area of 52.27 hectares . The subject site is located centrally within Dareton; located along the Silver City Highway, approximately located halfway between Buronga and Dareton.

The subject land is irregular in in shape and is currently vacant, with portions of the site currently containing remnant vegetation. Primary access is currently provided from the Silver City Highway, however there is no formal access to the road. The surrounding area generally comprises of horticultural allotments, save for the land the south and south-east that is currently used for industrial purposes (winery).

The subject site appears to have access to reticulated electricity, telecommunications, water.

Aerial Image of the Site and Surrounding Area



Figure 1: Subject site and surrounding area (Source: Landchecker Jan 2020)

Site Photos



Figure 2: View of site from Silver City Highway



Figure 3: View of the site from the rear.



Figure 4: View towards existing industrial land

PROPOSAL

DESCRIPTION

This application seeks approval for a 35-lot industrial subdivision with the following parameters:

- 35 industrial sized allotments ranging from 1.83 ha to 3.95 ha
- Drainage reserve located along the southern boundary of the subject site
- Formal Access treatment located along the western end of the Silver City Highway.
- Removal of the native vegetation that is currently located on the site.

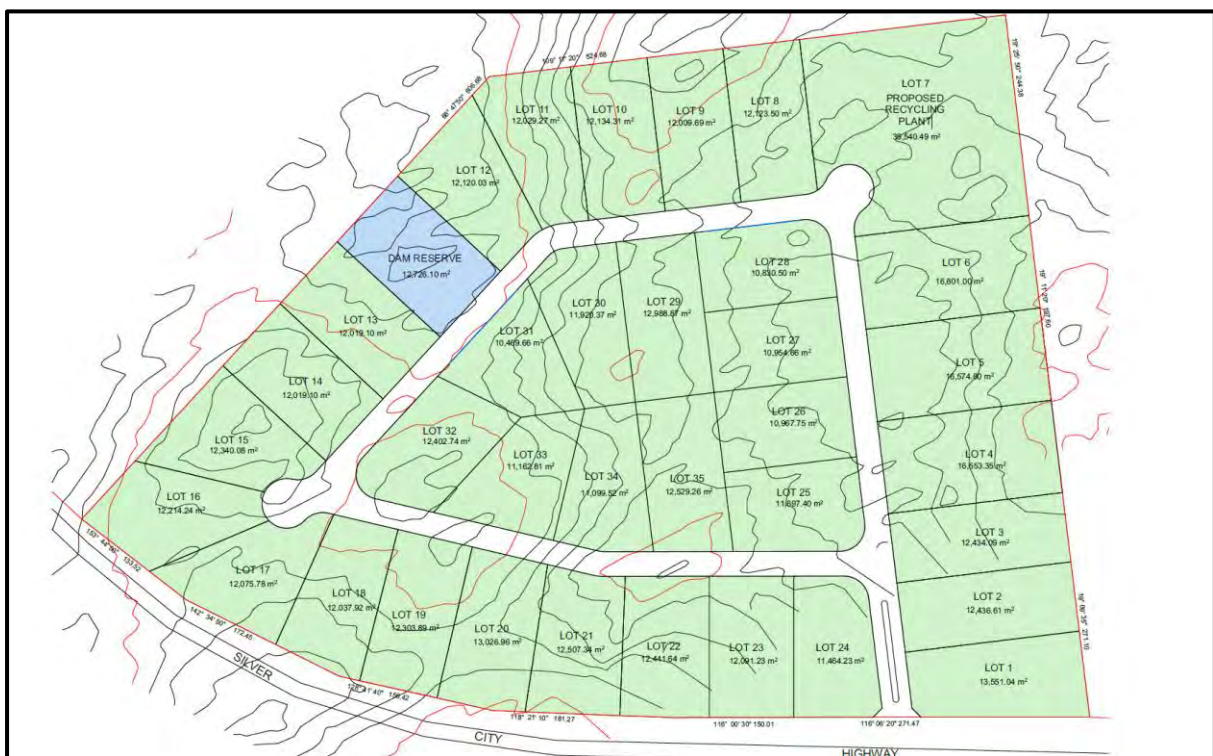


Figure 5: Proposed subdivision

PLANNING

CONTROLS AND ASSESSMENT

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

The Subject site is within the E4 – General Industrial

The objectives of the zone are:

- *To provide a range of industrial, warehouse, logistics and related land uses.*
- *To ensure the efficient and viable use of land for industrial uses.*
- *To minimise any adverse effect of industry on other land uses.*
- *To encourage employment opportunities.*
- *To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.*

The proposed subdivision will allow acceptable sized lots to be developed, which in turn will allow the future sites to enable industrial natured uses and development to occur.

Clause 4.1 Minimum Subdivision Lot Size

The objectives of this clause are as follows—

- *to ensure subdivision of land occurs in a manner that promotes suitable land uses and development,*
- *to establish minimum lot sizes that are consistent with relevant zone objectives,*
- *to prevent the fragmentation of productive rural land,*
- *to ensure subdivision does not inappropriately impact on the natural environmental values of the area,*
- *to provide for more intensive small lot agricultural uses in areas with access to commercial quantities of irrigation water.*

The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

The minimum lot size mapping dictates a size of 1000m² for the subject land, therefore it is considered that this subdivision meets this requirement.

Clause 7.4 Terrestrial biodiversity

The objective of this clause is to maintain terrestrial biodiversity by—

- *protecting native fauna and flora, and*
- *protecting the ecological processes necessary for their continued existence, and*
- *encouraging the conservation and recovery of native fauna and flora and their habitats.*

Before determining a development application for development on land to which this clause applies, the consent authority must consider whether or not the development—

- *is likely to have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
- *is likely to have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
- *has any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
- *is likely to have any adverse impact on the habitat elements providing connectivity on the land.*

Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

- *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- *if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

As the subject land has been zoned for industrial purposes, it is considered that the impact on the native vegetation found on the subject site cannot be reasonably avoided. If the vegetation was prevented from being removed, the broader objectives of the Wentworth LEP (and DCP) would not be achieved.

A Biodiversity Development Assessment Report has been supplied with the application which details addresses all the relevant biodiversity requirements.

Wentworth Development Control Plan (DCP)

Chapter 7 – Industrial Development Controls

7.1.8 Subdivision – Site Arrangement

Due to the subject site's location and interface with the Silver City Highway, all development will be designed to be facing inwards; away from the highway. However it is envisaged that landscaping will be implemented along all boundaries to allow eventual buildings to be "broken up". It is also worth noting that most the bulk of any future development will be located towards the internal road; resulting on minimal visual impacts along the highway.

State Environmental Planning Policies (SEPP)

There are no SEPP's applicable to this application.

General Assessment

Visual Impacts

Not applicable for this application.

Open Space

Not applicable for this application.

Overshadowing and Privacy

Not applicable for this application.

Noise

Not applicable for this application.

Erosion Control Measures

No erosion control measures are considered necessary for this development.

Economic and Social Impacts

While the subdivision alone may not have a significant economic impact on the locality, the eventual development that will occur on the land will be very beneficial for the Wentworth Shire.

Environmental Benefits

Due to the nature of this development, 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

Not applicable for this application

Building Code of Australia

Not applicable for this application

Traffic

A traffic Impact Assessment has been provided with the application as significant work will be undertaken along the Silver City Highway. The report clearly demonstrates there is a need for a deceleration lane for both north bound and south bound traffic.

Stormwater/flooding

A concept drainage design has been prepared which demonstrates that water can be retained onsite.

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 E4 – General Industrial.
- 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 Notice of Decision for the development as described in this report at Lot 1 DP 1102419, Silver City Highway, Mourquong.

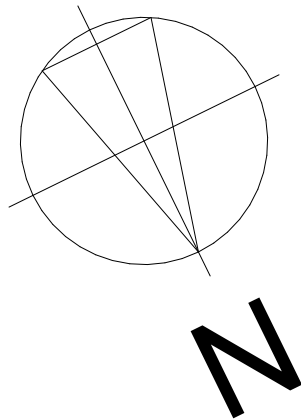


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IT IS THE BUILDERS RESPONSIBILITY TO NOTIFY GSD ARCHITECTS OF ANY DISCREPANCIES WHICH MAY HINDER CONSTRUCTION.
PLANS SHALL BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION AND/OR ATTACHED DOCUMENTATION.
ALL GLAZING IS TO COMPLY WITH AS 1288-2006.

REV.	DATE	REV. DETAILS

AREAS

TOTAL SITE AREA IS 52.29 Ha



GSD

ARCHITECTS

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CLIENT	MALIDOT P/L	
PROJECT	PROPOSED INDUSTRIAL SUBDIVISION	
LOT 1 SILVER CITY HIGHWAY (DP1102419) MOURQUONG NSW 2648		

SUBDIVISION PLAN WITH CONTOURS		
0 1 2 3 4	DRAWN	M.O.
SCALE	1:1500	CHECKED G.S.
DEVELOPMENT APPROVAL		
PROJECT No.	DRG. No.	REVISION
23-061	02	
ORIGINAL SHEET SIZE	A1	PRINT DATE 8/10/2024