

Planning Report

Two Lot Subdivision

8 Modica Crescent,
Buronga, NSW, 2739

EXECUTIVE SUMMARY

Proposal	Two Lot Industrial Subdivision
Street Address	8 Modica Crescent, Buronga
Formal Land Description	Lot 15 DP 1118464
Zone	E4 – General Industrial
Relevant State Environmental Planning Policies	Not applicable

SUBJECT SITE AND SURROUNDING AREA

The subject site, Lot 15 DP 1118464, is a 1.22 hectare allotment located centrally within Modica Crescent subdivision; an existing industrial precinct situated north of Buronga. The subject land is regular in shape and is 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.

Aerial Image of the Site and Surrounding Area



Figure 1: Subject site and surrounding area (Source: Landchecker Feb 2022)

Site Photos



Figure 2: View of site from Modica Crescent



Figure 3: View of the site from the rear.

PROPOSAL DESCRIPTION

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

- Two industrial sized allotments having a size of 6103m² and 6121m² respectively.
- Drainage easement located along the southern boundary of the subdivision.
- Formal Access will remain with existing crossovers located on both proposed lots.

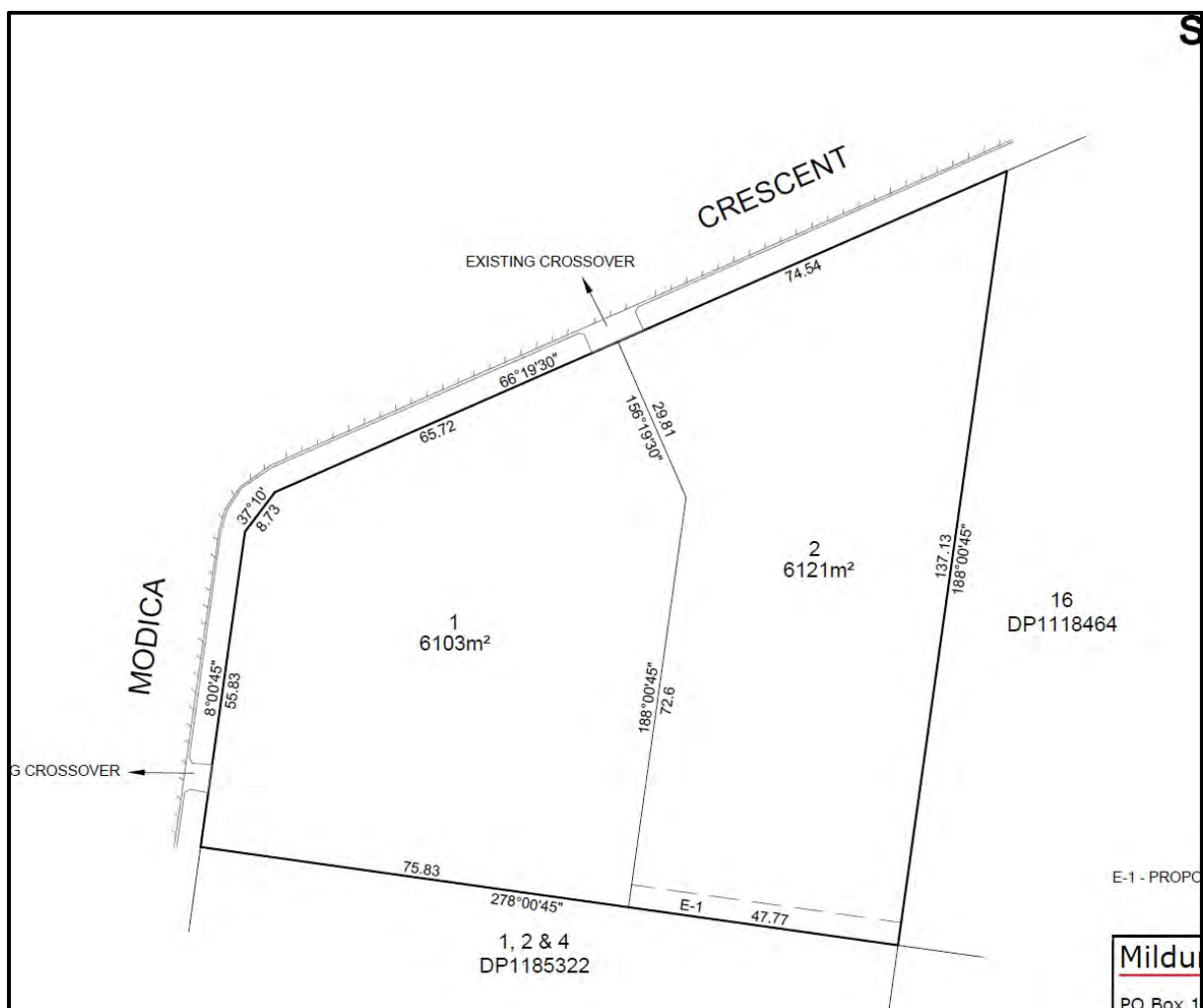


Figure 4: Proposed subdivision

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.

Wentworth Development Control Plan (DCP)

Chapter 7 – Industrial Development Controls

7.1.8 Subdivision – Site Arrangement

The proposed subdivision allows two appropriately sized allotments to be developed within the General Industrial Zone. The lots will successfully be able to contain adequate parking and heavy vehicle movements. Drainage has been provided as per the drainage design supplied with the application.

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

Not applicable for this application

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:

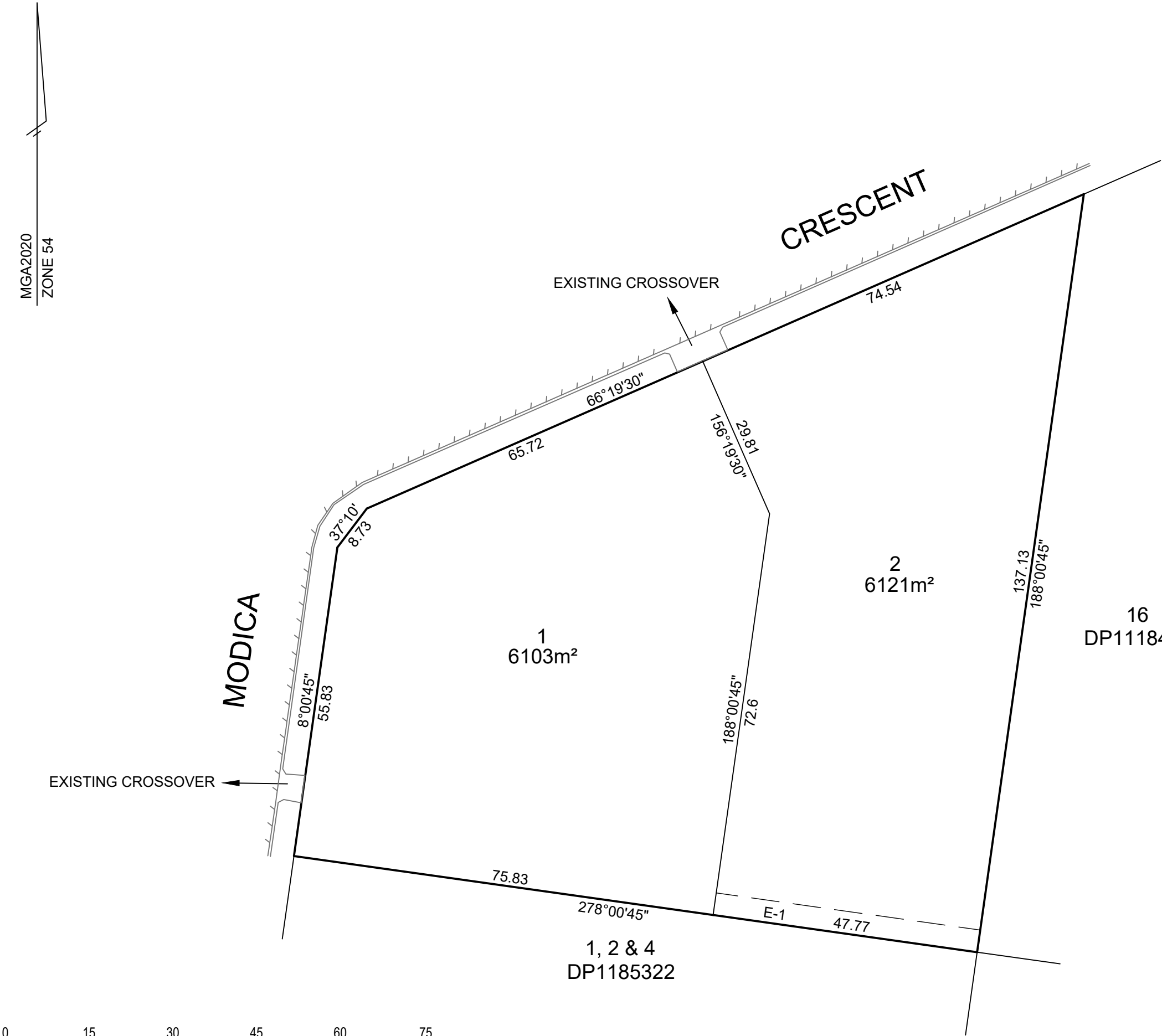
- Is encouraged in E4 – General Industrial.
- Will have minimal impacts on the locality.
- Will not result in any detrimental impacts on the environment

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 8 Modica Crescent, Buronga.

PLAN OF PROPOSED SUBDIVISION

8 MODICA CRESCENT
BURONGA NSW 2739
LOT 15 DP1118464

MGA2020
ZONE 54



E-1 - PROPOSED EASEMENT TO DRAIN SEWAGE 4 WIDE

Original Sheet Size A3

Mildura Survey Solutions P/L

PO Box 10152, Mildura VIC 3502
M 0406 504 310
E admin@surveysolutions.com.au
W www.mildurasurveysolutions.com.au

REF: 23047PROPrevB ABN 87 634 730 742



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