

INTRODUCTION

To assist Council in assessing your development application, in accordance with relevant legislative requirements, it is necessary for you to answer the following questions and provide justification of your responses. These questions relate to common matters that need to be addressed in order to mitigate potential impacts resulting from your development.

Please note: Incomplete or insufficient information may lead to your application be delayed or rejected.

PERMISSIBILITY

- | | | |
|--|---|-----------------------------|
| • Is your proposal permissible in the zone? | ☒ Yes | ☐ No |
| • Is your proposal consistent with the zone objectives? | ☒ Yes | ☐ No |
| • Is your proposal in accordance with the relevant development control plan? | ☒ Yes | ☐ No |

If you answered "No" to any of the above, you should make an appointment to discuss your proposal with a member of the Health & Planning Division before lodging a development application.

Please justify your answers below:

This proposal is for the construction of two warehouse complex's for the purpose of facilitating individual commercial businesses at Lot 23 Two Up Drive, Buronga DP1305730.

The land is zoned E4 pursuant to the Wentworth Local Environmental Plan 2011.

The objectives of this 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 Statement of Environmental Effects is to show that the proposal is in line with these objectives.

DESCRIPTION OF DEVELOPMENT

This needs to include where applicable a description of matters such as proposed buildings, proposed building materials, nominated colour scheme, nature of use, staging of the development details of any demolition and other works etc.

The proposal is for the construction of two warehouse complex's with staff room & amenity facilities which will equate to 633.60m² each. The warehouse's will equate to 1267.20m² in total building area.

There will be individual sun shade's along the North & Eastern sides of the building's

There will be 11 car park spaces provided and simple 3m wide landscaping along the front boundary.

Two new concrete crossover's will be provided to allow for vehicle access also.

The total area of the site is 3,115m

DESCRIPTION OF SITE

1. Describe the site including any physical features of the site such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.

The site is rectangular in shape, and is sloping from the rear boundary to the front boundary. The height difference from the rear to the front boundary is approximately 0.36m. There is no vegetation on the site, and is currently cleared for construction. The site has been recently developed and has all services available along the front boundary.

2. What is the present use and previous uses of the site?

The previous use of the site was an orange tree plantation, and has been recently developed into Industrial Allotments with all services available.

3. Is the development site subject to any of the following natural hazards: (e.g. bushfire prone, salinity, flooding or stormwater inundation etc.)

The site has been recently developed and all drainage issues have been addressed. There is a drainage design completed for this site to incorporate the new warehouse and car parking. The site isn't in a bush fire prone area.

4. What other constraints exist on the site? (e.g. vegetation, easements, sloping land, drainage lines contamination, etc.)

There is a front 3m wide easement in favor of Sewerage, and a 4.2m wide x 7.0m long easement in favor of essential energy in the South-East corner. There is also a rear 10.88m wide easement also in favour of essential energy on this property. The easements will not impact on this proposed development.

The site is sloping from rear to front, but this will assist in drainage to the site.

5. What types of land use and development exist on surrounding land?

The site is surrounded by other newly developed industrial allotments, and an existing orange plantation to the southern boundary. The orange plantation is zoned RU5 and may be developed in the near future.

CONTEXT AND SETTING

- Will the development be:
 - Visually prominent in the surrounding area? ☐ Yes ☒ No
 - Inconsistent with the existing streetscape? ☐ Yes ☒ No
 - Out of character with the surrounding area? ☐ Yes ☒ No
 - Inconsistent with surrounding land uses? ☐ Yes ☒ No

Please justify your answers below:

The design of the proposal is consistent with current land zoning and permitted use of land.

PRIVACY, VIEWS AND OVERSHADOWING

- Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space, etc.? ☐ Yes ☒ No
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? ☐ Yes ☒ No
- Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners and pumps, bedroom and living room windows, etc.? ☐ Yes ☒ No
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths? ☐ Yes ☒ No

Please justify your answers below:

The proposed development will not adversely impact privacy, views, or cause overshadowing.

Appropriate setbacks have been adopted, and is within an Industrial Subdivision which these concerns are minimal.

ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development? ☒ Yes ☐ No
- Will the development increase local traffic movements / volumes?
If yes, by how much? ☒ Yes ☐ No
- Are additional access points to a road network required? ☒ Yes ☐ No
- Has vehicle manoeuvring and onsite parking been addressed in the design? ☒ Yes ☐ No
- Are power, water, sewer and telecommunication services readily available to the site? ☒ Yes ☐ No

Please justify your answers below:

- Access to the site is available from Two Up Drive. Vehicles can easily and safely ingress and egress the site. No additional roads or access will be required.

- Approximate number of customers per day: 8

- Estimated volume of traffic will include staff arriving to and from site and customers visiting site.

- Services are available to the site

ENVIRONMENTAL IMPACTS

- | | | |
|---|------------------------------|--|
| • Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? | ☐ Yes | ☒ No |
| • Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? | ☐ Yes | ☒ No |
| • Will the development have any noise impacts above background noise levels (eg. swimming pool pumps)? | ☐ Yes | ☒ No |
| • Does the development involve any significant excavation or filling? | ☐ Yes | ☒ No |
| • Could the development cause erosion or sediment run-off (including during the construction period)? | ☐ Yes | ☒ No |
| • Is there any likelihood in the development resulting in soil contamination? | ☐ Yes | ☒ No |
| • Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? | ☐ Yes | ☒ No |
| • Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? | ☐ Yes | ☒ No |
| • Is the development likely to disturb any aboriginal artefacts or relics? | ☐ Yes | ☒ No |

Please justify your answers below:

No artefacts or relics are likely to be disturbed.
The site has already been cleared and developed into lots.

FLORA AND FAUNA IMPACTS

- | | | |
|---|------------------------------|--|
| • Will the development result in the removal of any native vegetation from the site? | ☐ Yes | ☒ No |
| • Is the development likely to have any impact on threatened species or native habitat? | ☐ Yes | ☒ No |

For further information on threatened species, visit www.threatenedspecies.environment.nsw.gov.au

Please justify your answers below:

No native vegetation is proposed to be removed from the site, and the development will not impact threatened species or native habitat because the site has already been cleared and prepared for industrial development.

WASTE AND STORMWATER DISPOSAL

- How will effluent be disposed of?
☒ To Sewer ☐ Onsite
- How will stormwater (from roof and hard standing) be disposed of:
☒ Council Drainage System ☐ Other (please provide details)
- Will liquid trade waste be discharged to Council's sewer? ☐ Yes ☒ No
- Will the development result in any hazardous waste or other waste disposal issue? ☐ Yes ☒ No
- Does the development propose to have rainwater tanks? ☐ Yes ☒ No
- Have all potential overland stormwater risks been considered in the design of the development? ☒ Yes ☐ No

Please justify your answers below:

Sewer connection is available to the site.
Drainage will be directed to Council approved connection point.

SOCIAL AND ECONOMIC IMPACTS

- Will the proposal have any economic or social consequences in the area? ☐ Yes ☒ No
- Has the development addressed any safety, security or crime prevention issues? ☒ Yes ☐ No

Please justify your answers below:

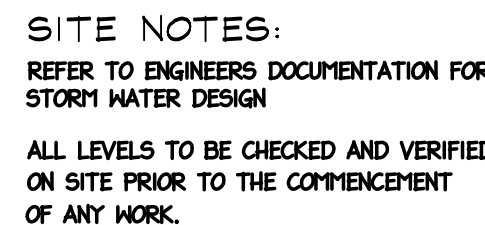
The proposal will bring industry to the area thereby generating further employment and development of the area.

A security camera system will be installed as crime prevention measure.

CONCLUSION

Cumulative effects of all factors.

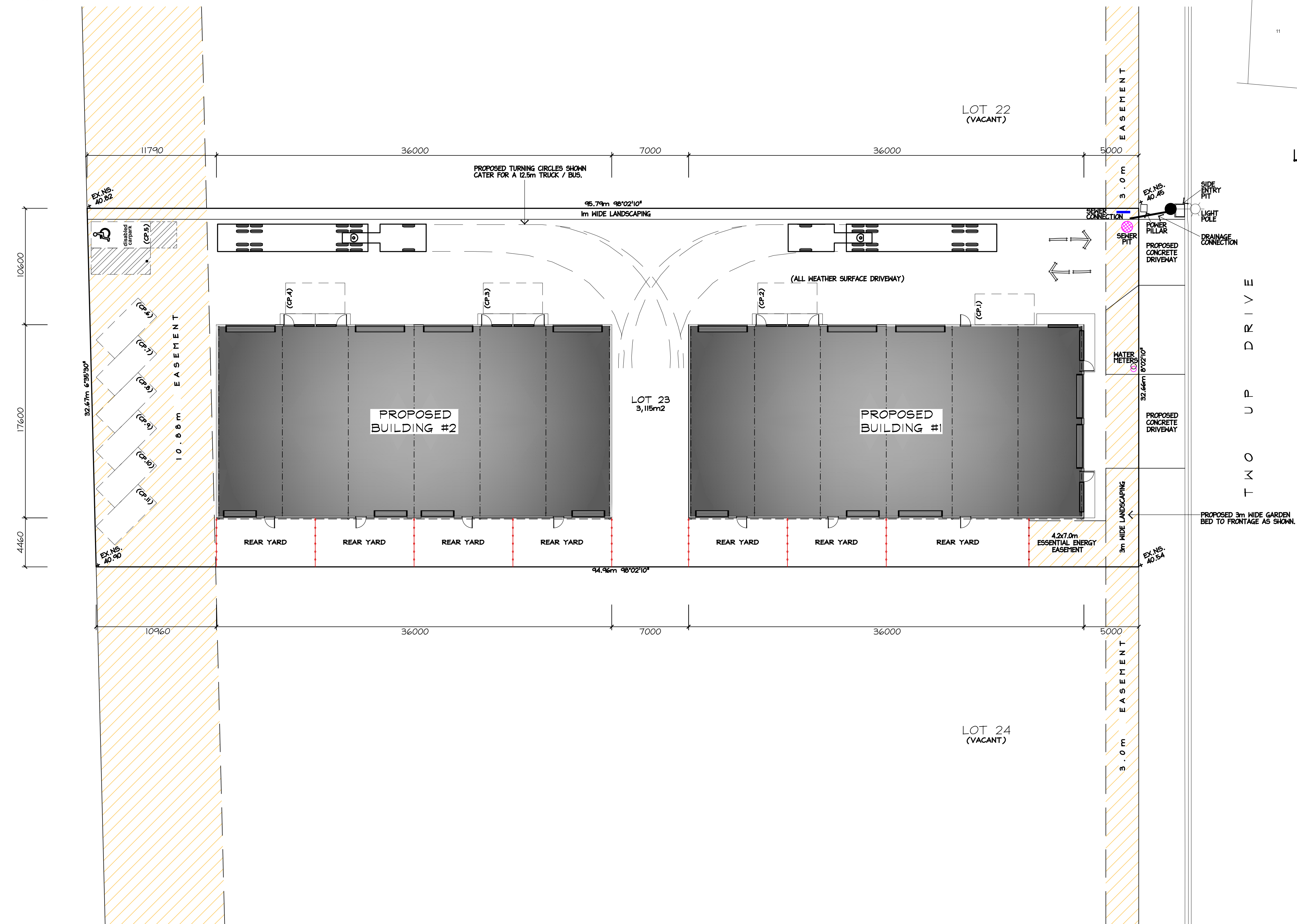
The Statement of Environmental Effects has not identified any planning and environmental reasons why this proposed development cannot proceed.



PARKING NOTES:
ALL OFF STREET PARKING TO BE IN
ACCORDANCE WITH AS / NZS 2990.1 : 2004
ALL STANDARD CARPARKS SHOWN ARE:
2.8m WIDE x 5.4m LONG
ALL ANGLED CARPARKS SHOWN ARE:
2.4m WIDE x 5.4m LONG
DISABLED CARPARK SHOWN IS:
2.4m WIDE x 5.4m LONG
WITH 2.4m WIDE SHARED AREA'S.
11 CARPARKING SPACES (TOTAL)

SITE NOTES:
REFER TO ENGINEERS DOCUMENTATION FOR
STORM WATER DESIGN

ALL LEVELS TO BE CHECKED AND VERIFIED
ON SITE PRIOR TO THE COMMENCEMENT
OF ANY WORK.

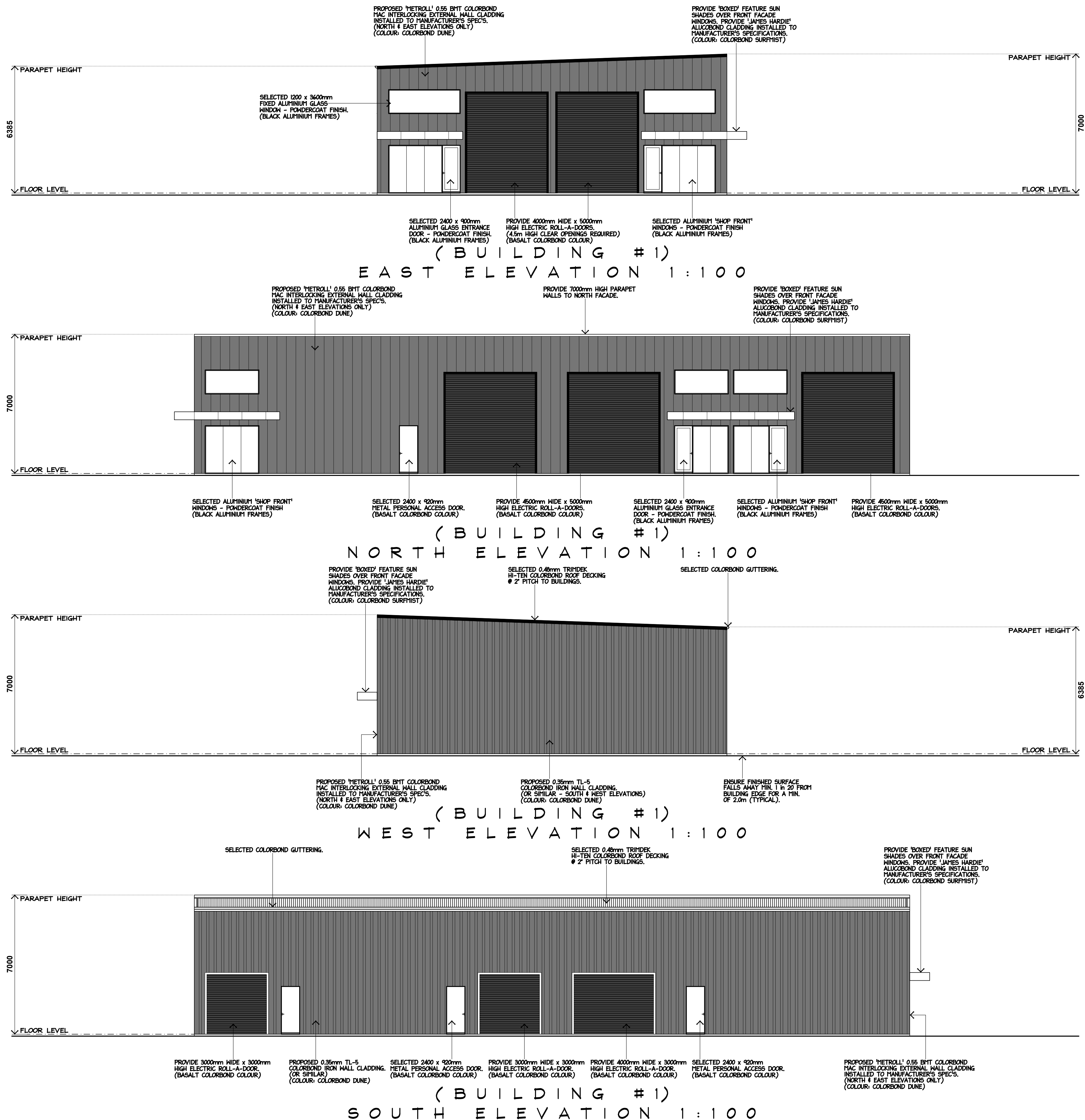


(D.A. APPROVAL ONLY)	SHEET NO: 1 OF 1	DRG NO: MH2 2025-097
	PROJECT:	
	PROPOSED WAREHOUSE COMPLEX SITE PLAN	
	CLIENT:	
	-	
	ADDRESS:	
	LOT 23, TWO UP DRIVE, BURONGA, NSW.	
	SCALE: AS SHOWN	DATE: OCT '25



ENGINEERING & ARCHITECTURAL SERVICES

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No. 5 Burns Street, Gol Gol, N.S.W. 2738
ABN: 43 634 027 464 DP No: AD 26770



(D.A. APPROVAL ONLY)

SHEET NO: 1 OF 2 **DRG NO:** MH2 2025-097

PROJECT:
PROPOSED ELEVATIONS

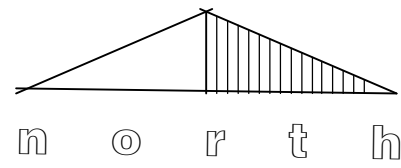
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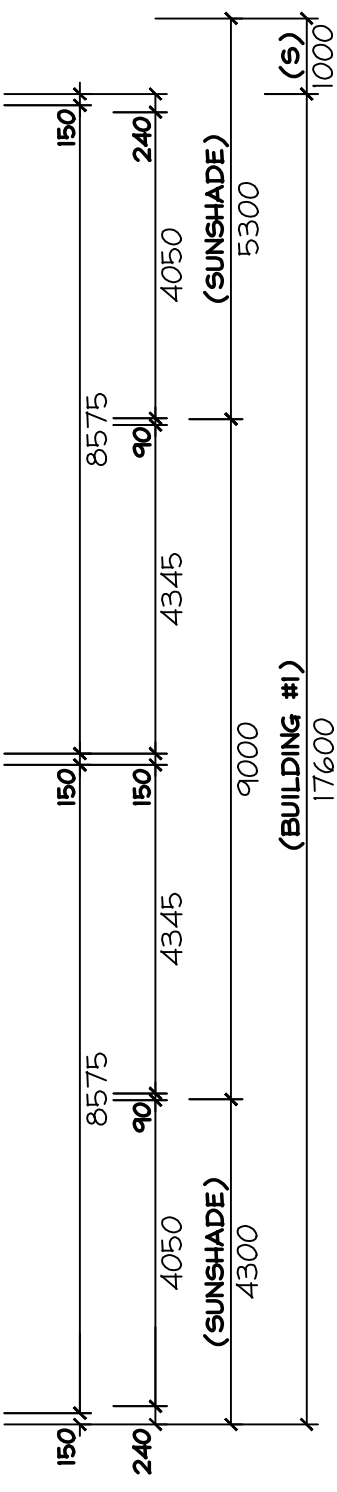
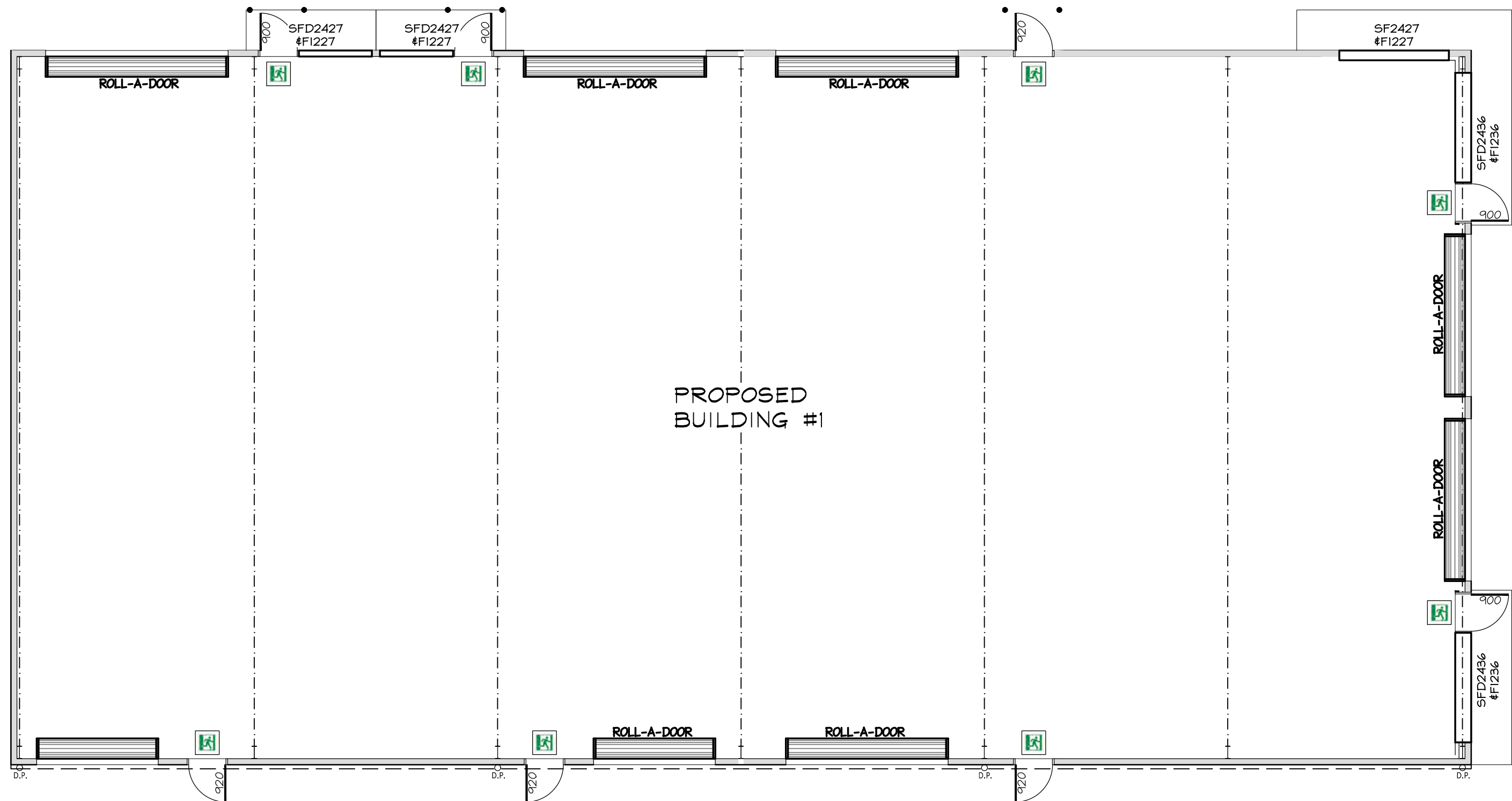
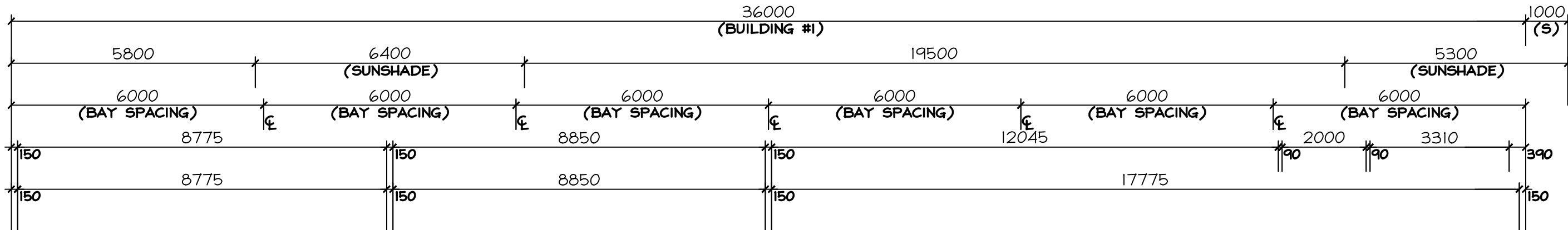
- NOTES:
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 -  4A:60B:E - DRY CHEMICAL FIRE EXTINGUISHERS
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- * FIRE EXTINGUISHERS TO COMPLY WITH AS 2444
- * STORMWATER DRAINAGE TO COMPLY WITH AS 3500.3
- * ROOF COVERINGS TO COMPLY WITH AS 1562.1
- * DAMP PROOFING / VAPOUR BARRIER TO COMPLY WITH AS 2670

ALUMINIUM WINDOW / DOOR SCHEDULE

WINDOW No.	SERIAL No.	WINDOW SIZE	QUANTITY	LINTEL SIZE
W1	F1236	1200x3600	2	SHED MANUF'S DETAILS
W2	SF2427	2400x2700	1	SHED MANUF'S DETAILS
W3	F1227	1200x2700	3	SHED MANUF'S DETAILS
D1	SFD2436	2400x3600	2	SHED MANUF'S DETAILS
D2	SFD2427	2400x2700	2	SHED MANUF'S DETAILS



general notes:

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- GLAZING TO COMPLY WITH 1298 - 2021 "GLASS IN BUILDINGS - SELECTION & INSTALLATION", & 2047-2014 "WINDOWS IN BUILDINGS - SELECTION & INSTALLATION"
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- PROVIDE EXPANSION JOINTS IN TILED AREAS EVERY 5m MINIMUM.

WINDOW TYPE	ALUMINIUM FIXED / SHOP FRONT
LINTEL TYPE	STEEL
FLYWIRE TO ALL OPENINGS	*CHECK LINTELS SUPPORTING GIRDER TRUSSES

AREAS:

PROPOSED BUILDING #1 633.60m2

TOTAL 633.60 m2

TERRAIN CATEGORY 2.5 WIND CLASSIFICATION (N2)
REGION A
TOPOGRAPHIC EFFECT (T1)
WIND DIRECTION (PARTIAL SHIELDING)
CALCULATION OF WIND SPEED = 33

SHEET NO: 1 OF 2 DRG NO: MH2 2025-097

PROJECT:

PROPOSED NOTIFICATION PLAN

CLIENT:

-

ADDRESS:

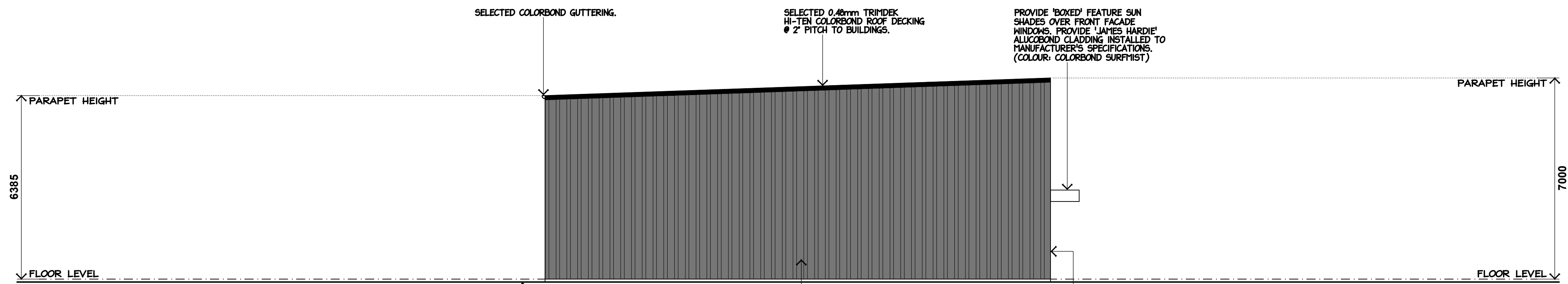
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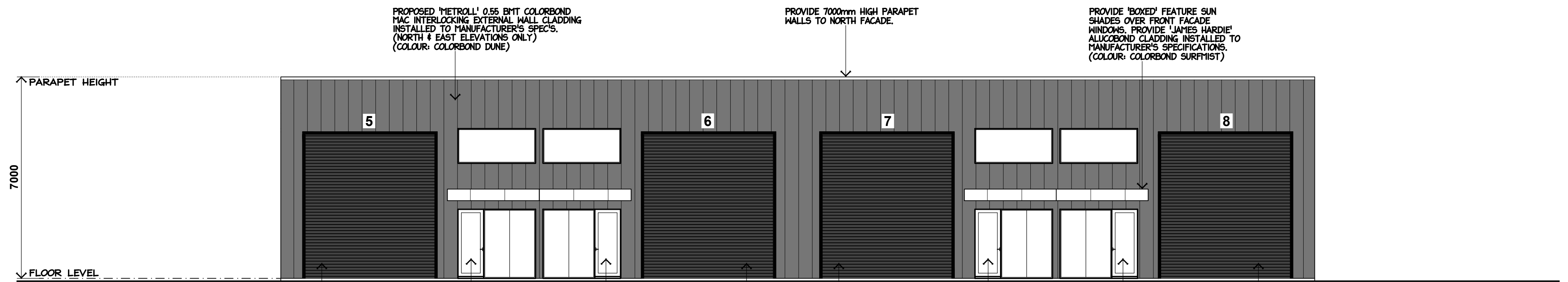


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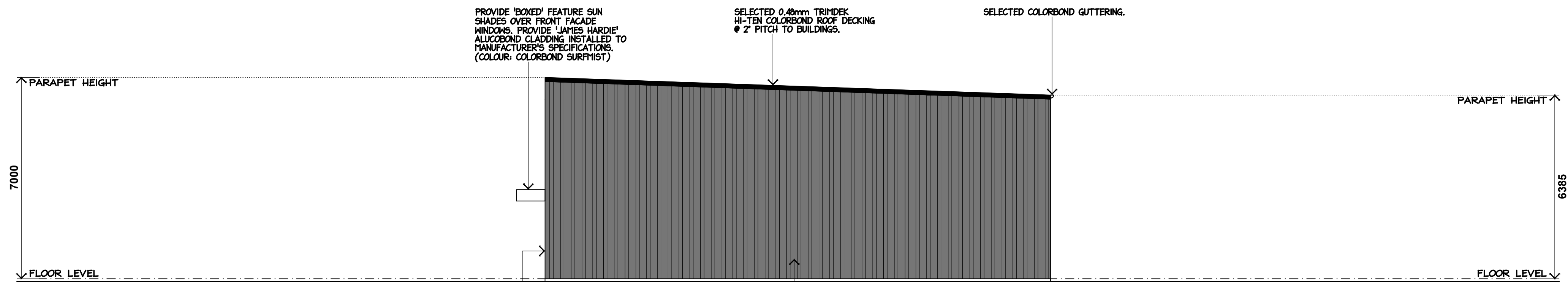
(BUILDING #1)
PROPOSED FLOOR PLAN 1:100



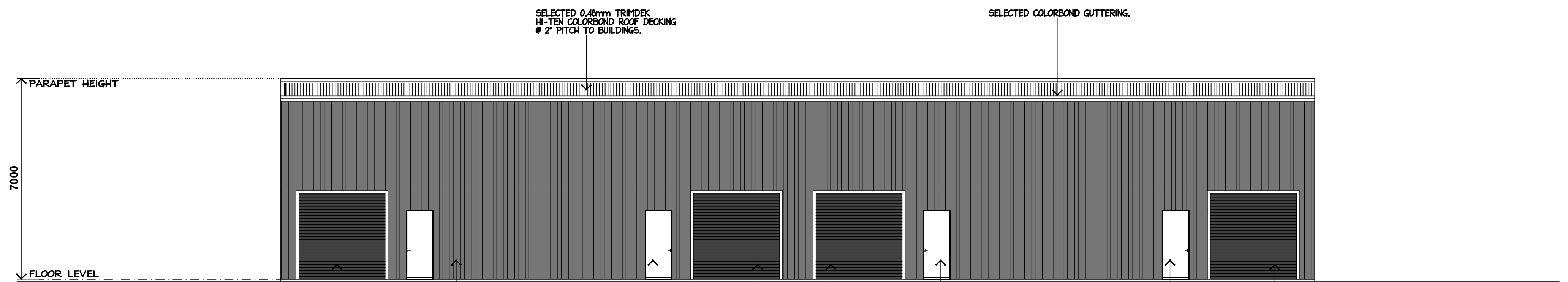
(BUILDING #2)
EAST ELEVATION 1:100



(BUILDING #2)
NORTH ELEVATION 1:100



(BUILDING #2)
WEST ELEVATION 1:100



(BUILDING #2)
SOUTH ELEVATION 1:100

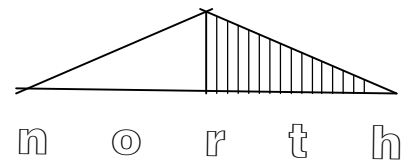
SHEET NO: 2 OF 2 **DRG NO:** MH2 2025-097

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PROPOSED ELEVATIONS

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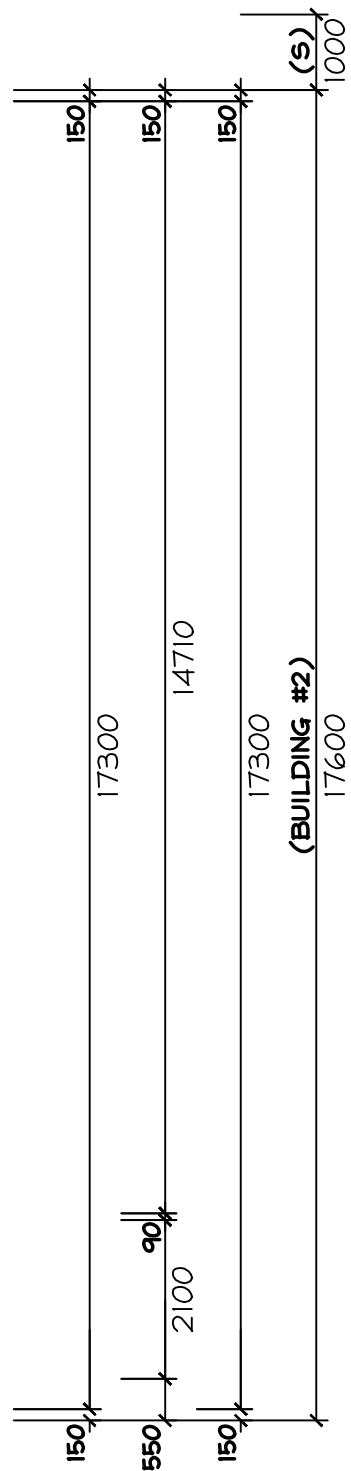
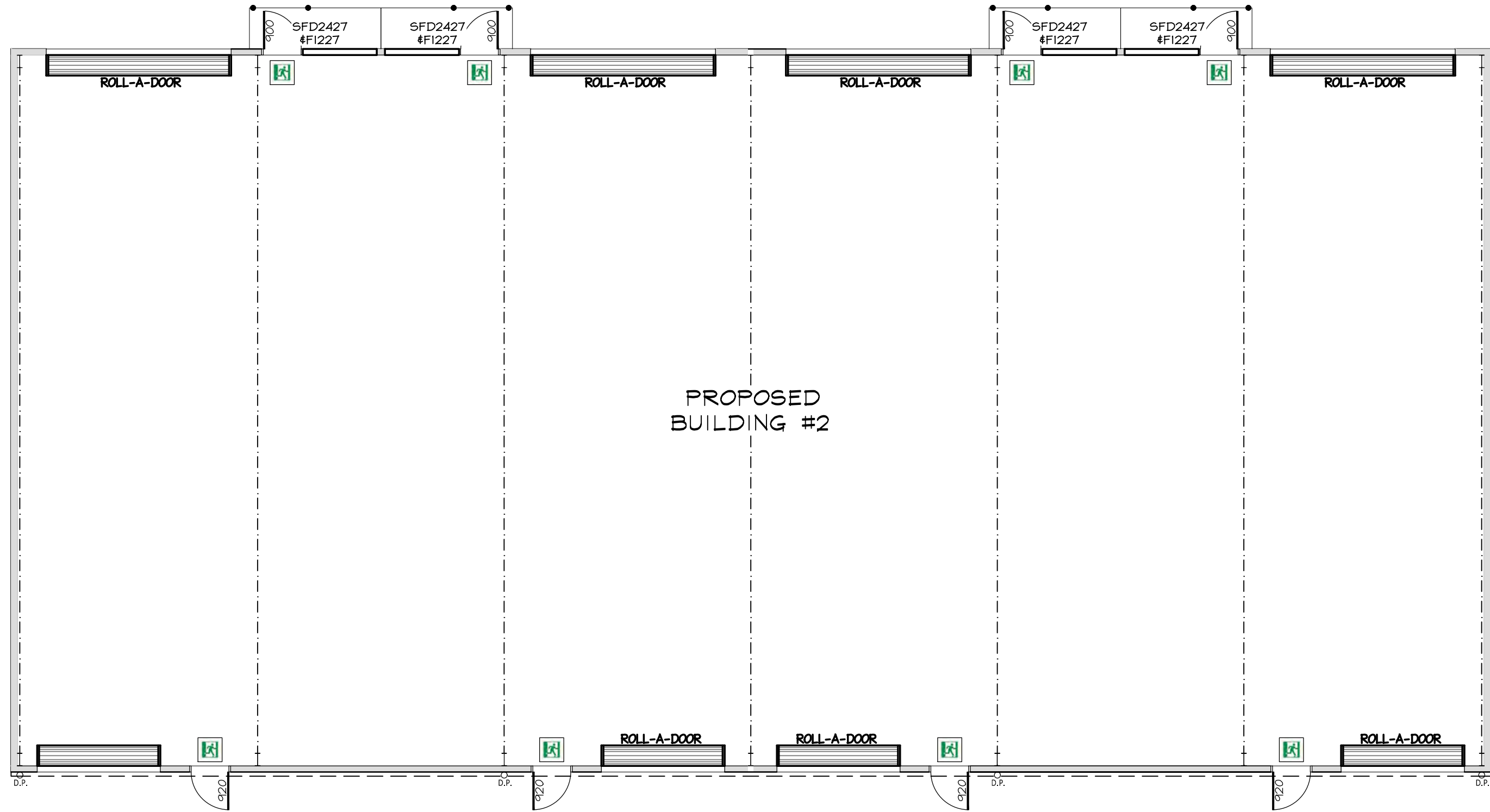
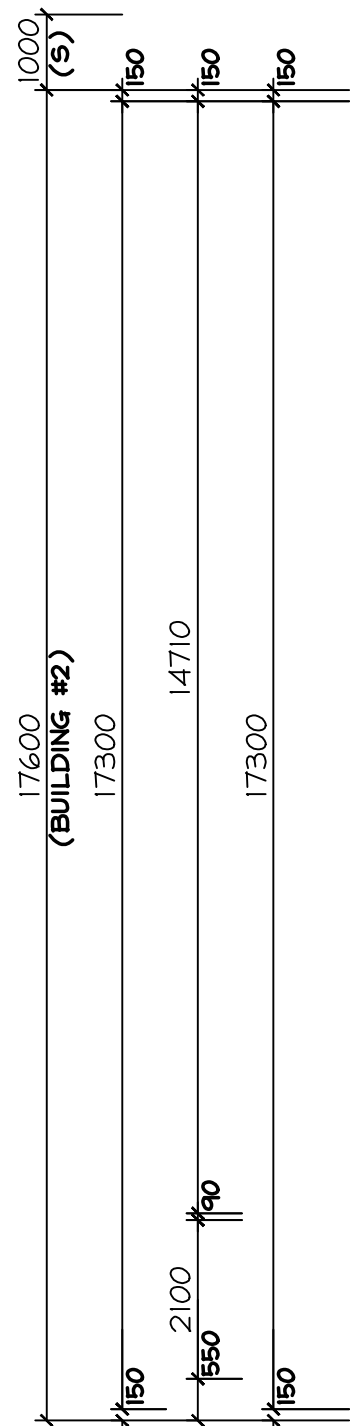
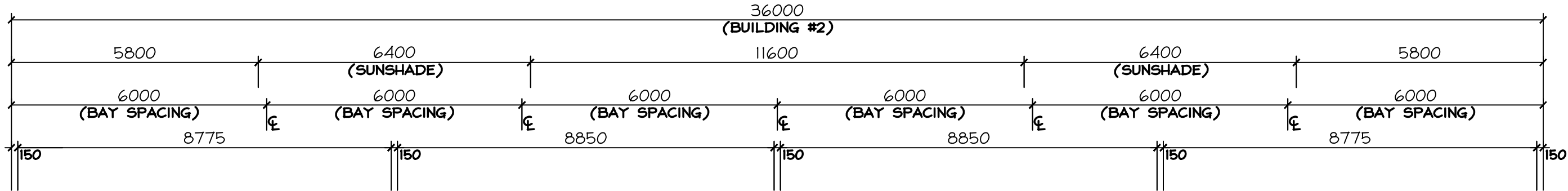
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WINDOW TYPE	ALUMINIUM FIXED / SHOP FRONT
LINTEL TYPE	STEEL
FLYWIRE TO ALL OPENINGS	*CHECK LINTELS SUPPORTING GIRDER TRUSSES

AREAS:	
PROPOSED BUILDING #2	633.60m2

TOTAL	633.60 m2
TERRAIN CATEGORY 2.5 WIND CLASSIFICATION (N2) REGION A	
TOPOGRAPHIC EFFECT (T1)	
WIND DIRECTION (PARTIAL SHIELDING)	
CALCULATION OF WIND SPEED = 33	

SHEET NO: 2 OF 2	DRG NO: MH2 2025-097
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PROJECT:	PROPOSED NOTIFICATION PLAN
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CLIENT:	-
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