

Reference: DA20250023

## Statement of Environmental Effects (SEE)

### Workshop

Lot 1 / DP1305730, 30 Corbett Avenue, Buronga NSW 2739

### 1. Introduction

This Statement of Environmental Effects (SEE) supports a Development Application (DA) for the construction of a workshop ancillary to an existing engineering business located in the same street at 28 Corbett Avenue. The SEE assesses environmental impacts, demonstrates compliance with applicable planning controls, and supports the proposal's consistency with the objectives of the Environmental Planning and Assessment Act 1979.

### 2. Site and Locality

The subject land is Lot 1 in DP1305730, located at 30 Corbett Avenue, Buronga within the Wentworth Local Government Area. The site is situated on the southern side of Corbett Avenue within an established industrial precinct characterised by light industrial and warehouse uses.

Title search identifies easements affecting the lot, including a 10.88 m wide easement for overhead power lines and a 3 m wide easement to drain sewage. The NSW Planning Portal identifies the land as part of an Urban Release Area, with potential proximity to electrical infrastructure requiring consultation under the Transport and Infrastructure SEPP 2021.

### 3. The Proposal

The proposal seeks approval to construct a workshop building with an attached awning, providing supplementary workspace for an existing engineering business. The new structure will integrate with existing operations in the same street and facilitate efficient workflow and covered loading activities.

The building will have an approximate Gross Floor Area (GFA) of 540 m<sup>2</sup> with a 150 m<sup>2</sup> attached awning (total roofed area ≈ 690 m<sup>2</sup>). The design incorporates a unisex accessible amenity, internal work area, and covered loading apron. Car parking, including one accessible bay, will be provided along the frontage in accordance with DCP Chapter 3 Section 5.2.

External materials will comprise muted industrial tones—pre-finished metal wall cladding, Colorbond roof sheeting, and painted trims consistent with adjoining development.

Operating hours are 7:00 am–6:00 pm Monday to Friday and 8:00 am–1:00 pm Saturday, with up to six (6) staff on site and occasional truck deliveries. Stormwater will discharge to the lawful point of discharge per the accompanying Earle Civil Stormwater Management Plan.

## 4. Statutory Framework

This SEE has been prepared in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979. Relevant planning instruments include the Wentworth Local Environmental Plan (LEP) 2011 and Wentworth Development Control Plan (DCP) 2011.

### Wentworth LEP 2011

- **Zoning:** E4 General Industrial – **Permissibility:** The proposal is permissible with consent under the Land Use Table for Zone E4 (LEP cl. 2.3). The development supports the objectives of the E4 zone by providing employment-generating land uses compatible with the industrial context.
- **Building Height, FSR and Lot Size** – The LEP does not nominate specific development standards for height or floor space ratio in the E4 zone. The site area (2,500 m<sup>2</sup>) exceeds the minimum lot size under Clause 4.1 (1,000 m<sup>2</sup>).
- **Flood Planning (Clause 6.3)** – The site is not mapped as flood-affected. Floor levels (FFL 39.54 m AHD) exceed any applicable flood planning levels.
- **Heritage** – The land is not identified as containing or adjoining heritage items or conservation areas.

### State Environmental Planning Policies (SEPPs)

The following SEPPs apply in principle: Industry and Employment 2021, Transport and Infrastructure 2021, and Sustainable Buildings 2022. The proposal is consistent with the aims of these SEPPs as it supports employment uses, provides lawful stormwater drainage, and adopts energy-efficient construction materials.

## 5. Merit Assessment and Likely Environmental Impacts

### 5.1 Built Form and Design

The additional workshop adopts a low-scale form consistent with nearby industrial buildings, featuring durable cladding and a modest awning for weather protection. Muted tones minimise visual impact and enhance integration within the Corbett Avenue streetscape.

### 5.2 Access, Traffic and Parking

Vehicular access will be via Corbett Avenue with on-site parking provided in accordance with the DCP rate for Industrial buildings (1 space per 100 m<sup>2</sup> GFA). For the 540 m<sup>2</sup> workshop, a total of seven (7) spaces, including one accessible bay, will be provided. Manoeuvring areas allow safe movements for small rigid vehicles and delivery trucks. Traffic generation will be minimal and compatible with the existing industrial road network, with layout designed to AS 2890 standards.

### 5.3 Stormwater and Flooding

Stormwater drainage will be managed in accordance with the Earle Civil design, discharging to a lawful point of discharge. The site grading directs surface flows to grated pits and underground pipework sized for design storm events. The proposal does not alter flood behaviour or reduce flood storage capacity.

## **Sustainability and Future-Proofing**

The development has been designed to enable the implementation of practical sustainability measures consistent with the objectives of the State Environmental Planning Policy (Sustainable Buildings) 2022. In particular:

- Construction will minimise waste through material selection, re-use, and separation of recyclables;
- The building envelope and layout support passive ventilation and natural lighting to reduce reliance on mechanical heating, cooling, and artificial lighting;
- Roof design and electrical infrastructure allow for the future installation of rooftop solar photovoltaic panels and battery storage; and
- Plumbing provisions enable the use of water-efficient fixtures and connection of a future rainwater tank for non-potable uses.

These measures ensure that the development can achieve a high level of operational efficiency while maintaining flexibility for future sustainability upgrades.

## **5.4 Services and Utilities**

The site is fully serviced with reticulated water, sewer, power, and telecommunications. Easements are acknowledged and respected in the site layout. Consultation with Essential Energy will occur regarding the overhead power line easement.

## **5.5 Landscaping and Site Treatment**

A general landscaping scheme will be implemented along the frontage and side boundaries using hardy, low-maintenance native species. This will assist with visual softening, dust suppression, and site delineation, consistent with DCP Chapter 3 landscape requirements.

## **5.6 Construction and Erosion Management**

Best-practice erosion and sediment controls will be implemented during construction, including stabilised access, sediment fencing, and dust control measures. All works will occur during standard construction hours (7 am–6 pm weekdays, 8 am–1 pm Saturdays).

## **5.7 Amenity and Noise**

Workshop plant comprises typical non-scheduled equipment; no process is expected to generate off-site air or water pollutants. Any minor wastes (e.g., oils or filters if applicable) will be contained and removed by a licensed contractor in accordance with EPA guidelines.

External lighting will comply with AS 1158 (public lighting) and AS 4282 (obtrusive effects), providing consistent illumination without spill to neighbouring properties. The proposed use is compatible with surrounding industrial development. Operational noise and lighting will comply with EPA and AS4282 standards. No adverse overshadowing or amenity impacts are expected.

## **5.8 Accessibility**

The design includes a compliant accessible unisex sanitary facility and one accessible parking bay with an unobstructed access route, consistent with AS1428.1 and the Building Code of Australia.

## **5.9 Waste Management**

All waste generated during construction will be sorted and disposed of at licensed facilities. Operational waste will be stored in commercial bins for collection by a private contractor.

## 6. Consistency with Zone Objectives

The proposal supports the objectives of the E4 General Industrial Zone under the Wentworth LEP 2011 by providing a compatible industrial use that expands local employment opportunities and utilises existing infrastructure efficiently.

## 7. Public Interest

The proposal aligns with the Buronga–Gol Gol Urban Release Area vision in the DCP, promoting economic development and balanced growth within the industrial precinct. The development is in the public interest, contributing to local employment while maintaining compliance with all relevant environmental standards.

## 8. Conclusion

The proposed additional workshop area for the existing engineering business is consistent with the planning objectives of the Wentworth LEP 2011 and DCP 2011. The development will have minimal environmental impacts, is compatible with the surrounding industrial context, and should be supported subject to standard conditions of consent.



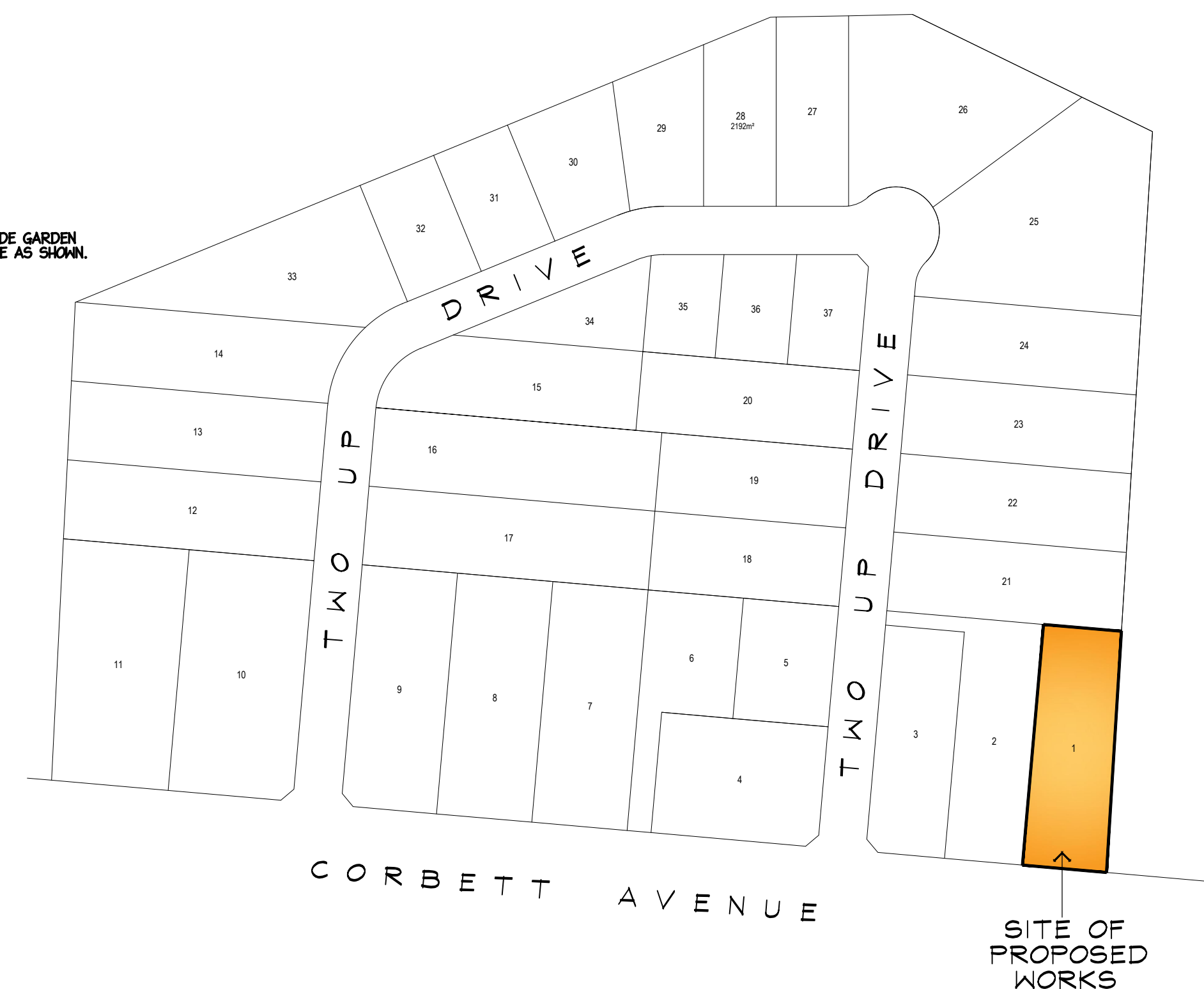
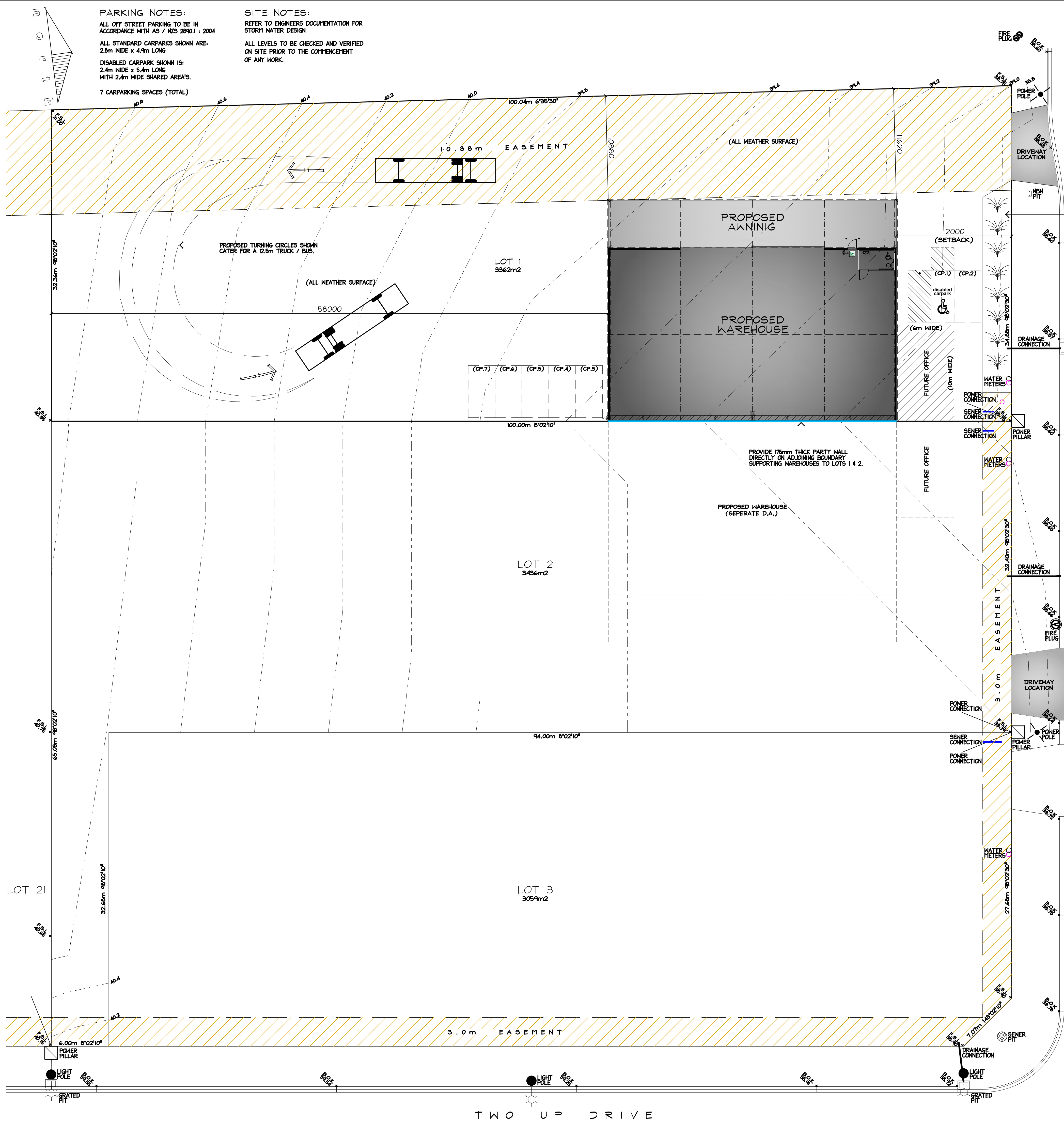
**Brent. A Williams**

**Managing Director**

**C.P.P | M.P.I.A | M.A.I.B.S**

## Appendix A – Referenced Plans and Reports

- Development Application Plans (MH2 Building Design, Sept 2025)
- Stormwater Management Plan (Earle Civil, Oct 2025)
- NSW LRS Title Search – Lot 1 / DP1305730 (Oct 2025)



LOCALITY PLAN 1:2000

**(D.A. SUBMISSION ONLY)**

**SHEET NO:** 7 OF 7    **DRG NO:** MH2 2025-075

**PROJECT:**  
PROPOSED WAREHOUSE

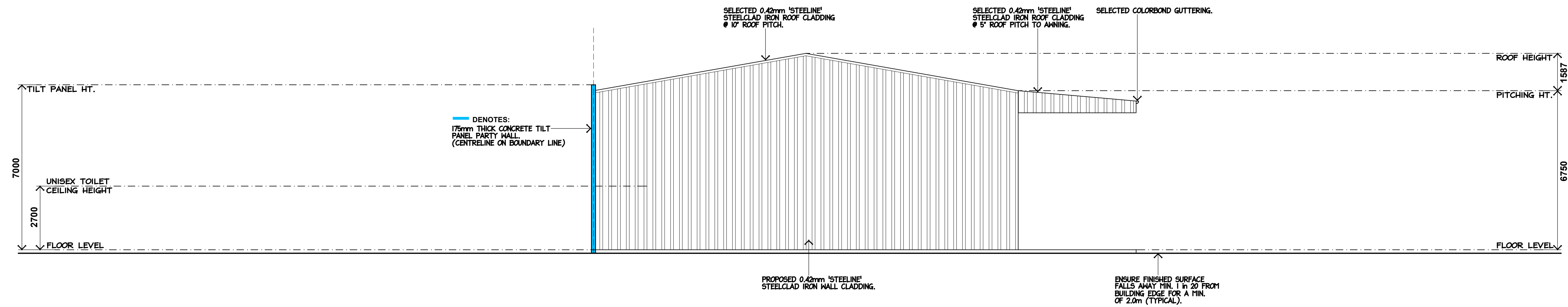
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QUAD PROPERTY INVESTMENTS PTY LTD

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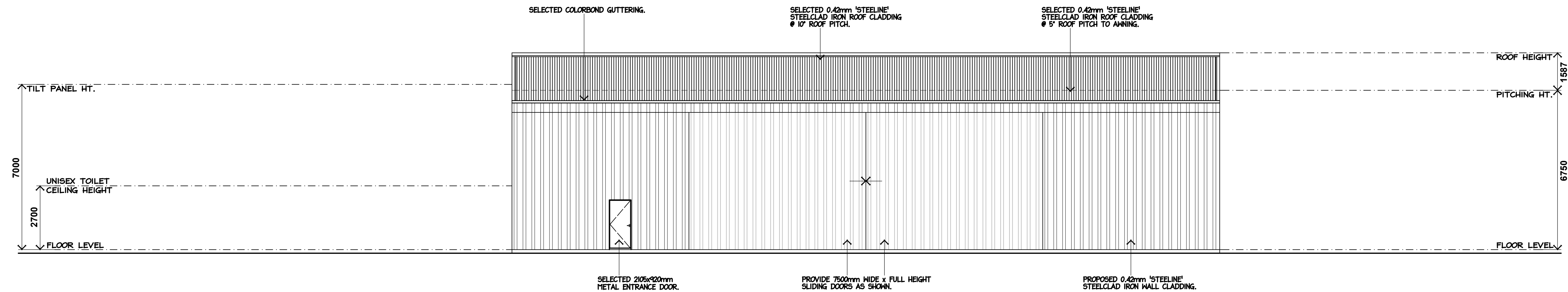
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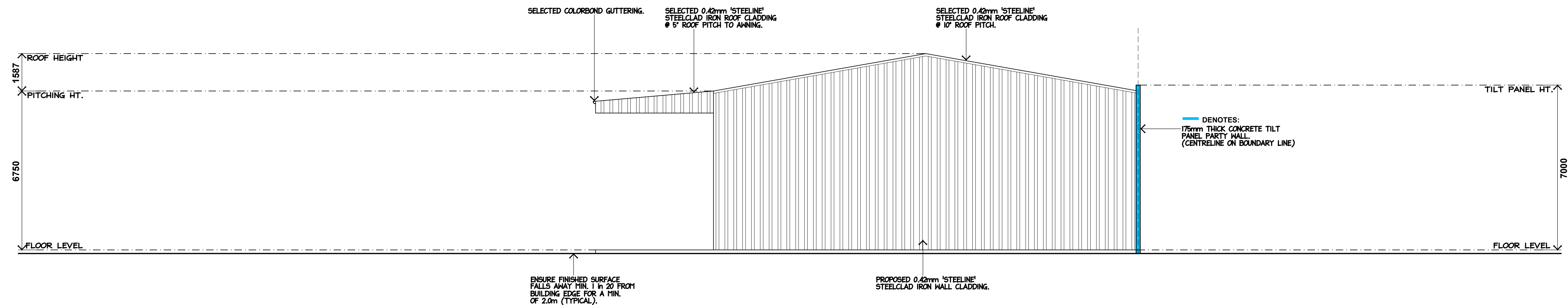




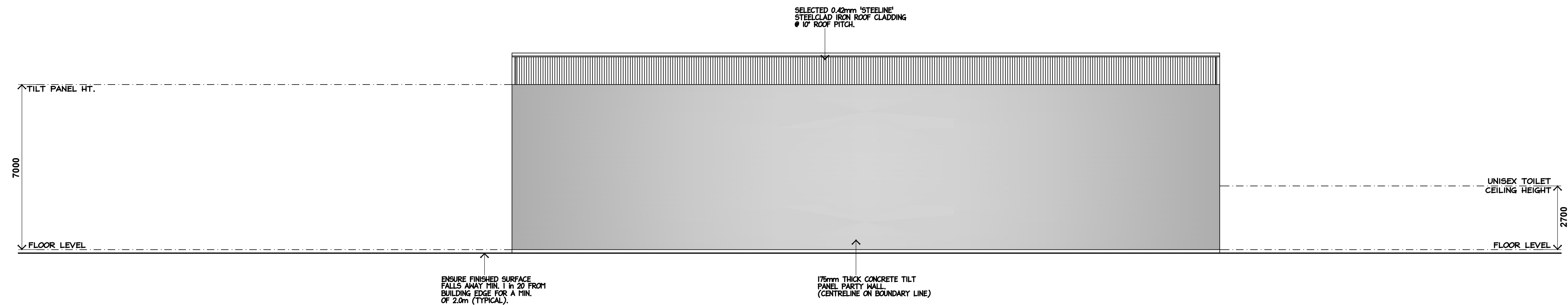
NORTH ELEVATION 1:100



WEST ELEVATION 1:100



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100

(D.A. SUBMISSION ONLY)

SHEET NO: 2 OF 7 DRG NO: MH2 2025-075

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


SCALE: AS SHOWN DATE: SEP '25



ENGINEERING & ARCHITECTURAL SERVICES

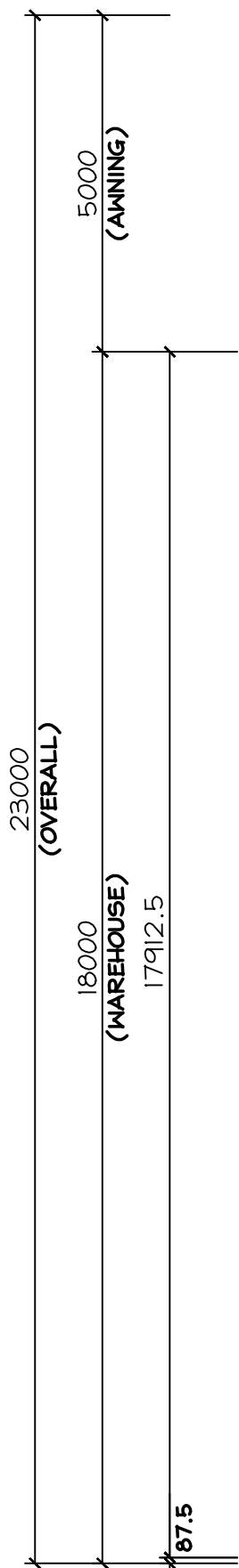
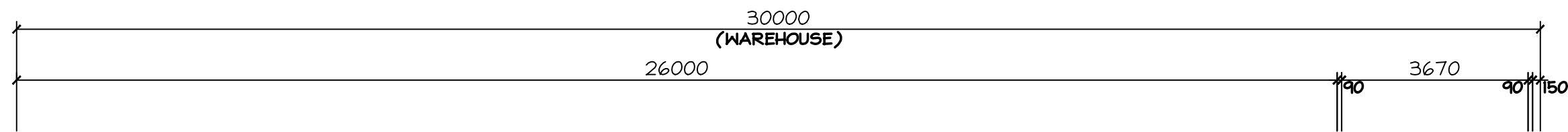
mark@mh2.com.au mick@mh2.com.au  
0438 210 139 0427 237 668  
No. 5 Burns Street, Gol Gol, N.S.W. 2738  
ABN: 43 634 027 464 DP No: AD 26770

NOTES:

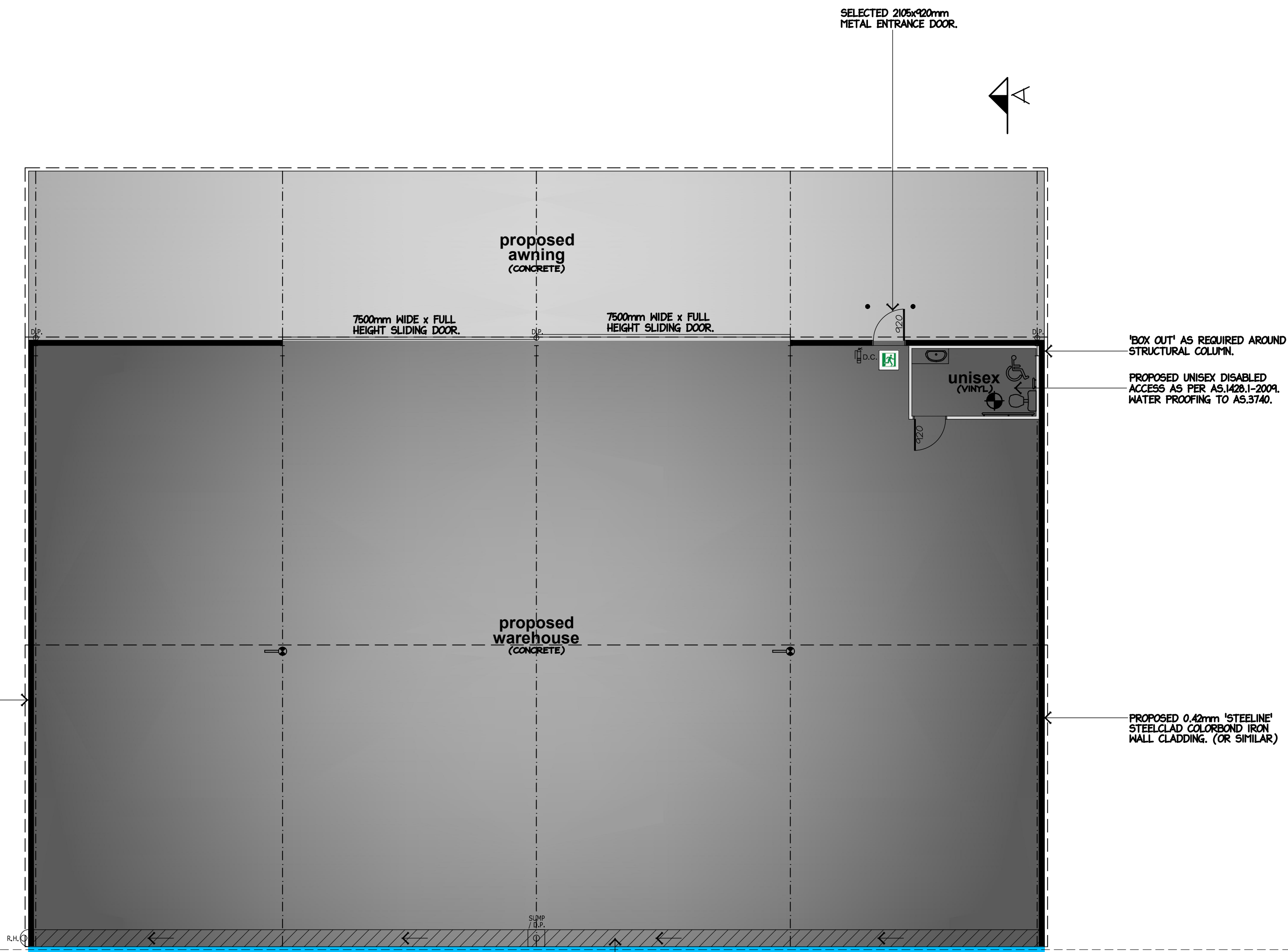
-  DENOTES EMERGENCY EXIT SIGNS COMPLYING WITH AS/NZS 2283.1
-  DENOTES EMERGENCY LIGHTING COMPLYING WITH AS/NZS 2283.1  
-EMERGENCY LIGHTING TO BE FLUORESCENT LIGHTS HARD-WIRED BACK TO SWITCHBOARD.
-  DENOTES 250mm $\phi$  EXHAUST FAN TRIGGERED BY LIGHT SWITCH & TO BE DUCTED TO OUTSIDE AIR.
-  4A:60B:E - DRY CHEMICAL FIRE EXTINGUISHERS
- SELECTED BOLLARDS

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.

- \* 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 2870

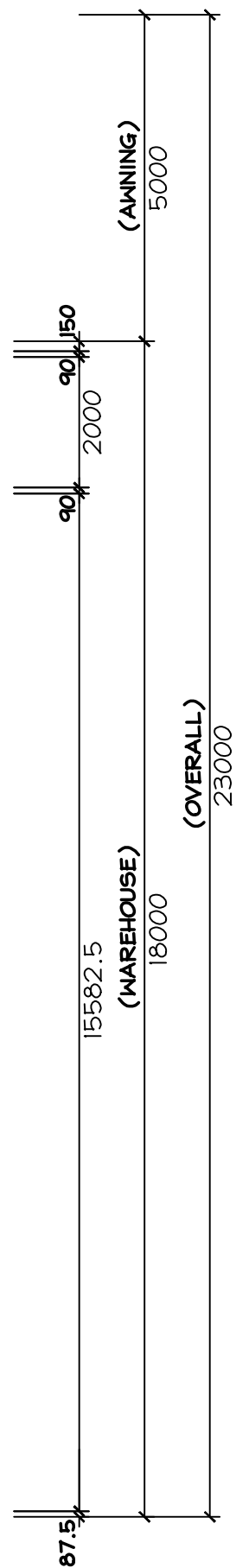
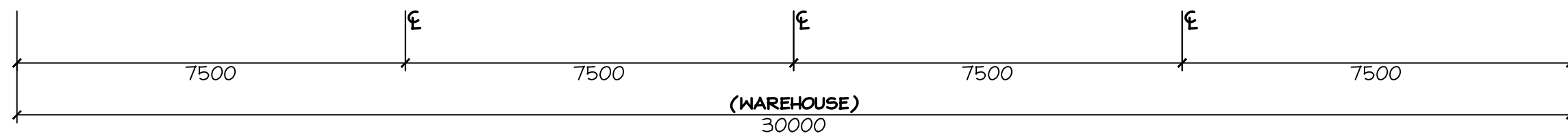


REFER TO ENGINEERS DOCUMENTATION FOR ALL STRUCTURAL STEEL DETAILS





DENOTES:  
175mm THICK CONCRETE TILT PANEL PARTY WALL (CENTRELINE ON BOUNDARY LINE)

PROPOSED BOX GUTTER OVER TO DRAINAGE ENGINEERS DESIGN & SPECIFICATION WITH 1 IN 100 FALL TOWARDS SUPP & RAINEAD.



general notes:

- ALL WORKS CARRIED OUT SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE NATIONAL CONSTRUCTION CODE, 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 - 2014, & TO BE INTERCONNECTED IF MORE THAN ONE.
-  DENOTES ARTICULATION JOINT TO BE CONSTRUCTED IN ACCORDANCE WITH CACA TECHNICAL NOTE 61.
- GLAZING TO COMPLY WITH 1298 - 2021 "GLASS IN BUILDINGS - SELECTION & INSTALLATION", & 2047-2014 "WINDOWS IN BUILDINGS - SELECTION & INSTALLATION".
- OVERFLOW RELIEF GULLY REQUIREMENTS ARE TO COMPLY WITH AS 3500 - 2021 "SANITARY PLUMBING & SANITARY DRAINAGE".
- SOLID FUEL COMBUSTION HEATERS ARE TO BE INSTALLED IN ACCORDANCE WITH AS 2918 - 2018 "DOMESTIC SOLID FUEL".
- BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2021 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
- PROVIDE EXPANSION JOINTS IN TILED AREAS EVERY 5m MINIMUM.

WINDOW TYPE	-
UNTEL TYPE	-
FLYWIRE TO ALL OPENINGS	*CHECK LINTELS SUPPORTING GIRDER TRUSSES

AREAS:	PROP. WAREHOUSE	540.00m2
	PROP. AWNING	150.00m2

TOTAL 690.00 m2

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

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ABN: 43 634 027 464 DP No: AD 26770

FLOOR PLAN 1:100