Wentworth SHIRE COUNCIL

Health & Planning Department
61 Darling Street
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WENTWORTH NSW 2648

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Statement of Environmental Effects

Attachment C to the Development Application

made under the Environmental Planning & Assessment Regulation 2000

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 one warehouse & office facilities for the purpose of accommodating a future industrial business at Lot 6 Corbett Avenue, 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 one warehouse with office/reception, staff room, amenities & awning which will equate to 840.81m2.
There will be 5 car park spaces provided and simple 3m wide landscaping along the front boundary.
There is an existing concrete crossover to Corbett Avenue to allow for vehicle access also.
The total area of the site is 2,480m2

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 1.0m.
The Site is cleared ready 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 an existing 3m wide easement in favour of Sewerage to the front of the property.
The site is sloping from rear to front, and this will assist in drainage of 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 sets backs 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? ☒ Yes ☐ No
  If yes, by how much?
- 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 Corbett Avenue.
Vehicles can easily and safely ingress and egress the site. No additional roads or access will be required.

- 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.
A Part J Report has been completed for this Development.

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:

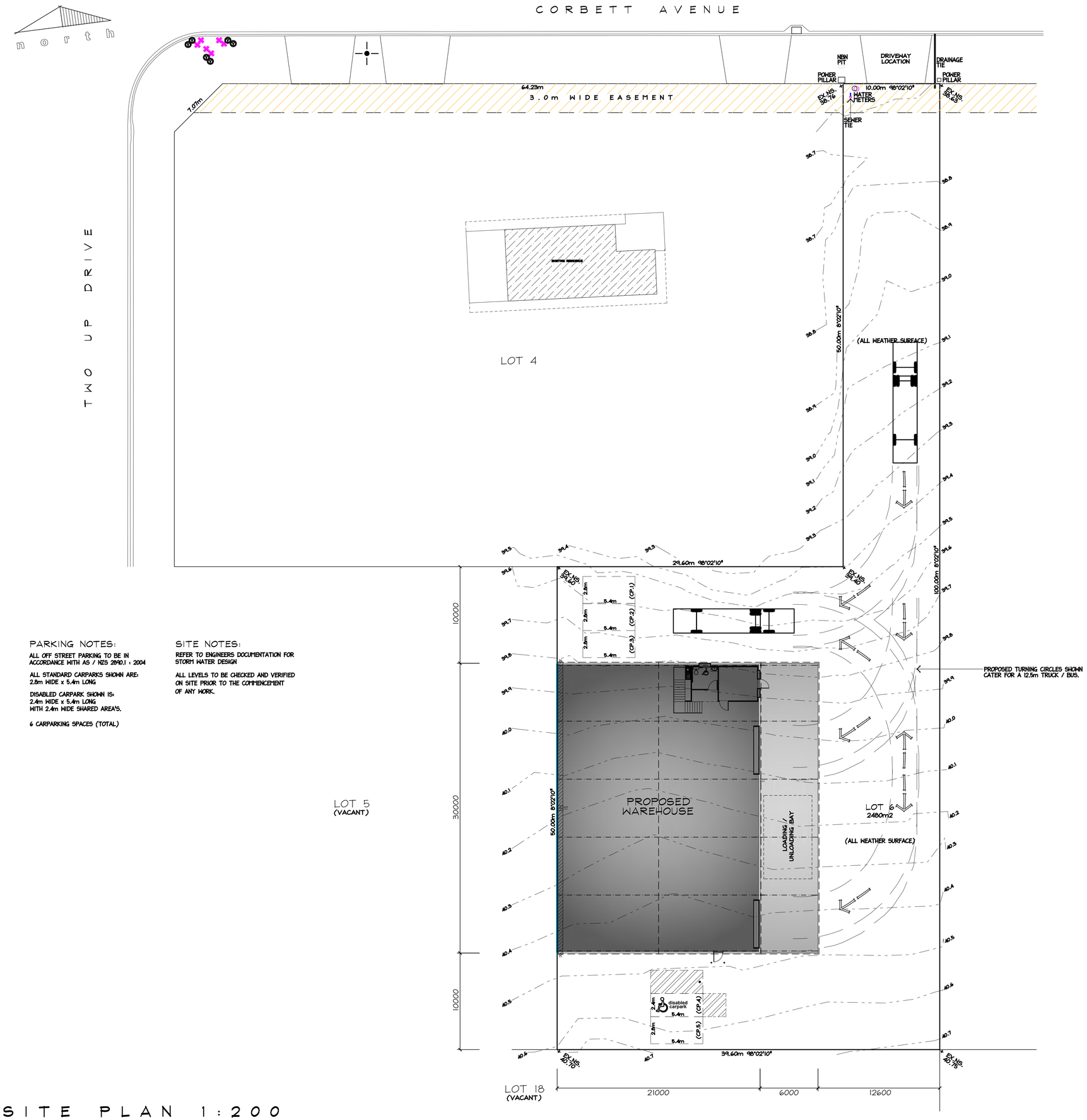
The proposal will bring industry to the area thereby generating further employment and development of the area.

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.



SITE PLAN 1:200

PARKING NOTES:

ALL OFF STREET PARKING TO BE IN ACCORDANCE WITH AS / NZS 2890.1 : 2004

ALL STANDARD CARPARKS SHOWN ARE: 2.8m WIDE x 5.4m LONG

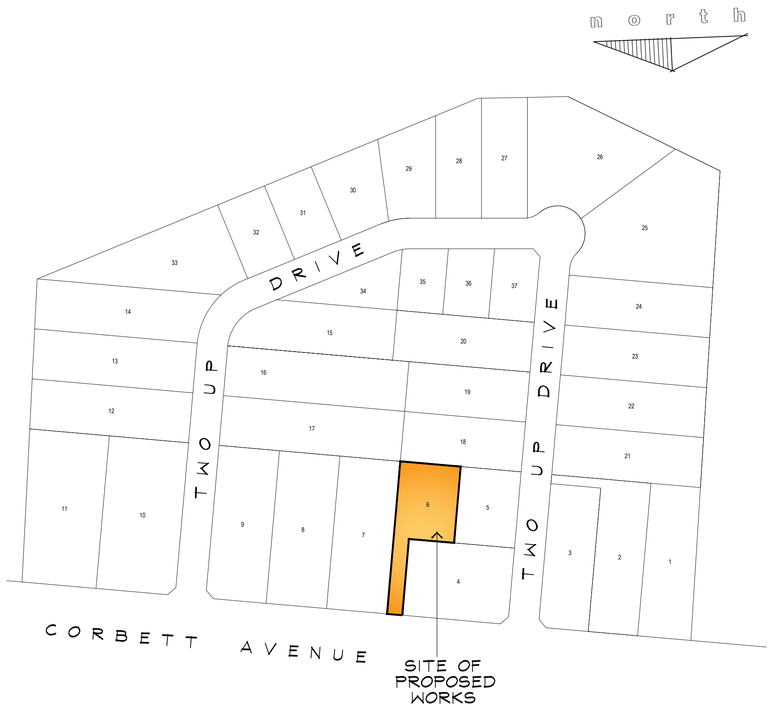
DISABLED CARPARK SHOWN IS: 2.4m WIDE x 5.4m LONG WITH 2.4m WIDE SHARED AREA'S.

6 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.



LOCALITY PLAN 1:2000

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This page was referenced in the following NCC 2022 Section J compliance report:
REPORT NO. PHR-25-708 REV. C1

(D.A. APPROVAL ONLY)

SHEET NO: 7 OF 7 **DRG NO:** MH2 2025-092

PROJECT:
PROPOSED WAREHOUSE

CLIENT:
KEVIN'S SHEDS PTY LTD

ADDRESS:
LOT 6, CORBETT AVENUE, BURONGA, NSW.

SCALE: AS SHOWN **DATE:** NOV '25

A1

MH2 ENGINEERING & ARCHITECTURAL SERVICES
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No. 5 Burns Street, Gol Gol, N.S.W. 2738
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north

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.

DENOTES 250mmø EXHAUST FAN TRIGGERED BY LIGHT SWITCH & TO BE DUCTED TO OUTSIDE AIR.

D.C. 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.

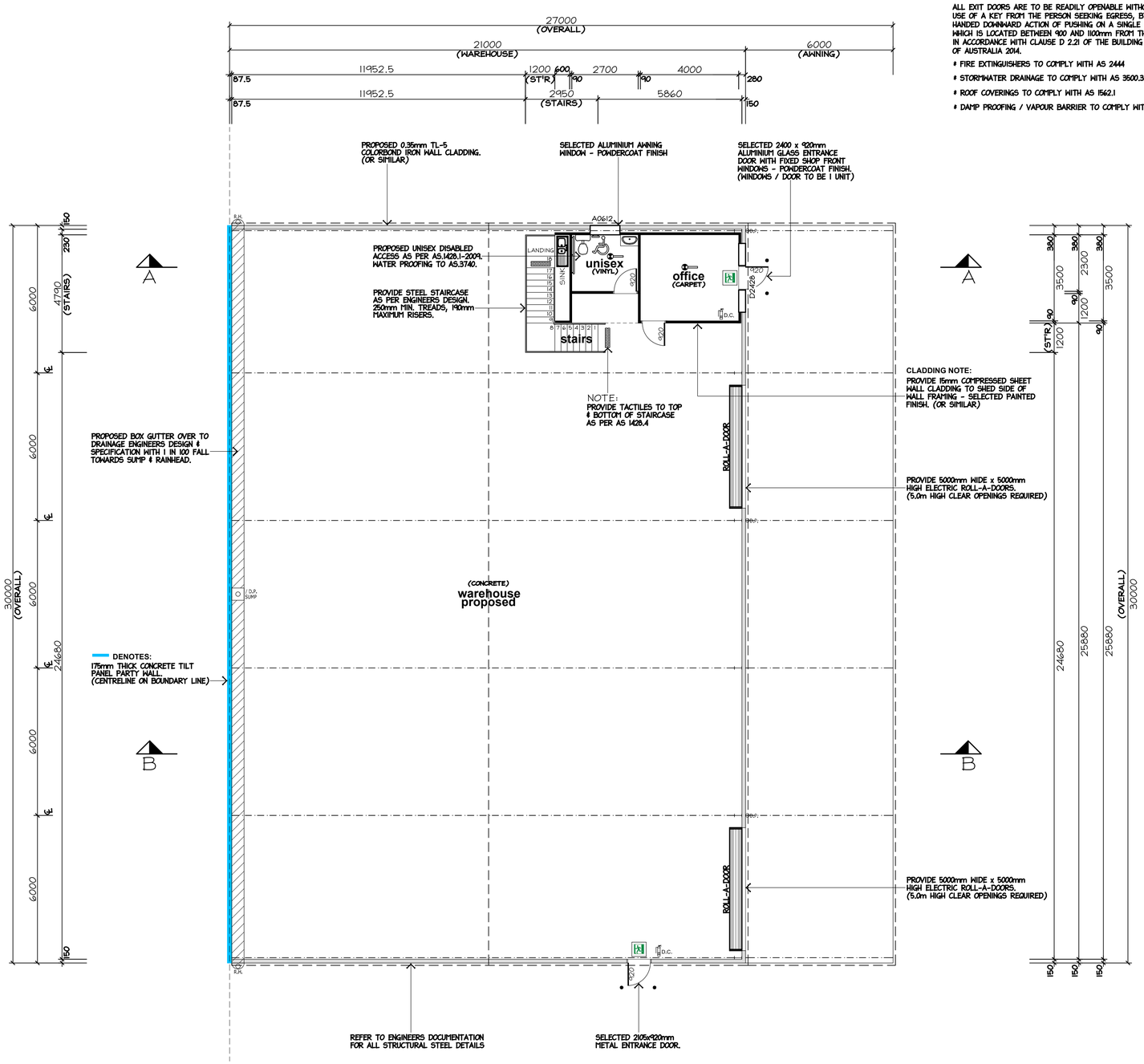
* FIRE EXTINGUISHERS TO COMPLY WITH AS 2444
* STORMWATER DRAINAGE TO COMPLY WITH AS 3500.3
* ROOF COVERINGS TO COMPLY WITH AS 1562.1
* DAMP PROOFING / VAPOUR BARRIER TO COMPLY WITH AS 2870

ALUMINIUM WINDOW / DOOR SCHEDULE

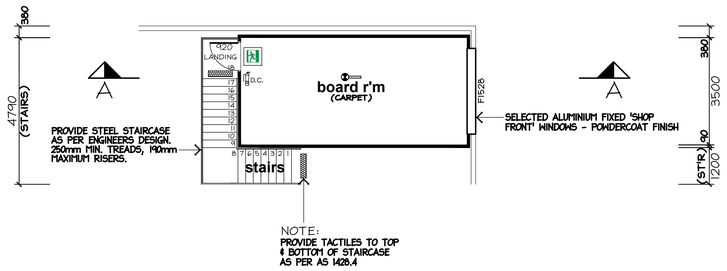
WINDOW No.	SERIAL No.	WINDOW SIZE	QUANTITY	LINTEL SIZE
W1	A0612	600x1210	1	SHED MANUF'S DETAILS
W2	F1528	1500x2800	1	SHED MANUF'S DETAILS
D1	D2428	2400x2800	1	SHED MANUF'S DETAILS

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

PROVIDE 2No. 90 x 45mm MGP12 JAMB STUDS TO ALL OPENINGS.



PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

general notes:

1. ALL WORKS CARRIED OUT SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE NATIONAL CONSTRUCTION CODE, STATE BUILDING REGULATIONS & LOCAL AUTHORITY REQUIREMENTS.
2. CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS.
3. FIGURED DIMENSIONS HAVE PREFERENCE TO SCALE.
4. PLANS SHALL BE READ IN CONJUCTION WITH PROJECT SPECIFICATIONS & ATTACHED DOCUMENTATION.
5. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE BUILDING IS WITHIN THE DESIGNATED BOUNDARIES AND VERIFY THAT THE SITE IS SHOWN CORRECT.
6. 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.
7. DENOTES SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH AS 3786 - 2014, & TO BE INTERCONNECTED IF MORE THAN ONE.
8. DENOTES ARTICULATION JOINT TO BE CONSTRUCTED IN ACCORDANCE WITH CACA TECHNICAL NOTE 61.
9. GLAZING TO COMPLY WITH 1288 - 2021 "GLASS IN BUILDINGS - SELECTION & INSTALLATION", & 2047-2014 "WINDOWS IN BUILDINGS - SELECTION & INSTALLATION"
10. OVERFLOW RELIEF GULLY REQUIREMENTS ARE TO COMPLY WITH AS 3500 - 2021 "SANITARY PLUMBING & SANITARY DRAINAGE"
11. SOLID FUEL COMBUSTION HEATERS ARE TO INSTALLED IN ACCORDANCE WITH AS 2918 - 2018 "DOMESTIC SOLID FUEL".
12. 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.
13. PROVIDE EXPANSION JOINTS IN TILED AREA'S EVERY 5m MINIMUM.

WINDOW TYPE	ALUMINIIUM FIXED & AWNING
LINTEL TYPE	STEEL
FLYWIRE TO ALL OPENINGS	"CHECK LINTELS SUPPORTING GIRDER TRUSSES

AREAS:

PROPOSED WAREHOUSE	599.19m2
PROPOSED OFFICE / AMENITIES(GROUND)	30.81m2
PROPOSED BOARD ROOM (FIRST)	30.81m2
PROPOSED AWNING	180.00m2
TOTAL	**840.81 m2**

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

SHEET NO: 1 OF 7 **DRG NO:** MH2 2025-092

PROJECT: PROPOSED WAREHOUSE

CLIENT: KEVIN'S SHEDS PTY LTD

ADDRESS: LOT 6, CORBETT AVENUE, BURONGA, NSW.

SCALE: AS SHOWN **DATE:** NOV '25

(D.A. APPROVAL ONLY)

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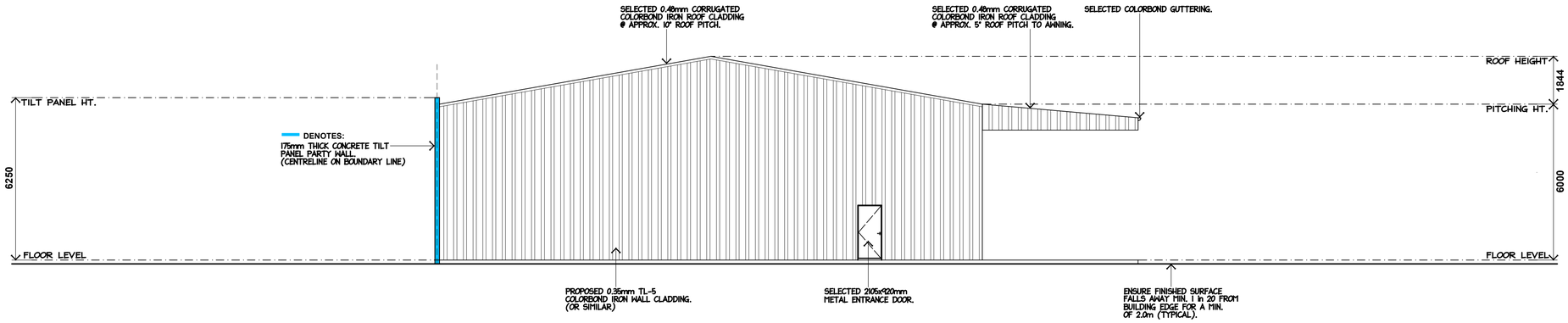
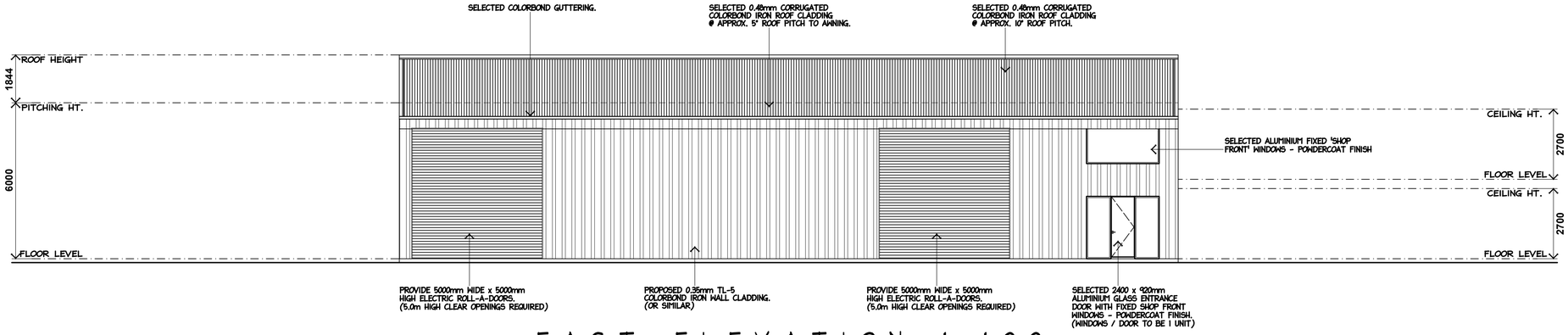
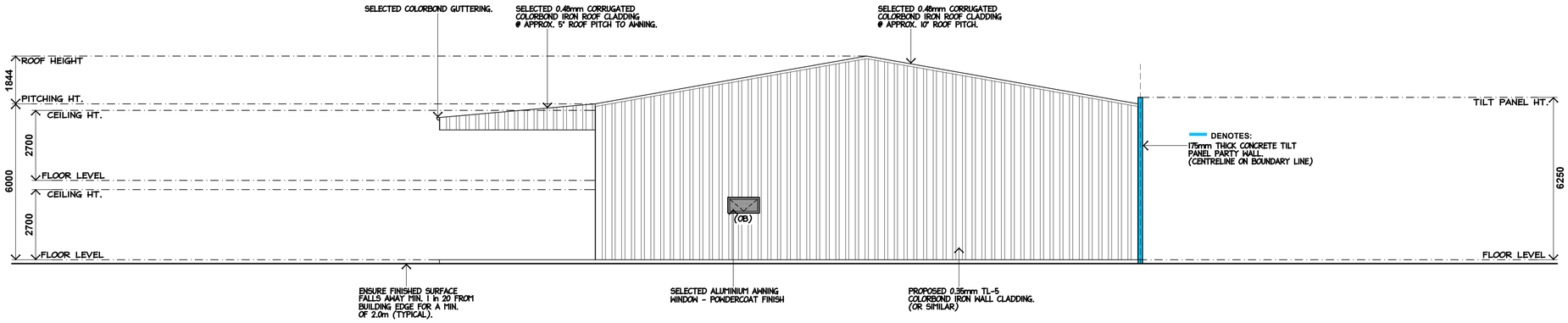


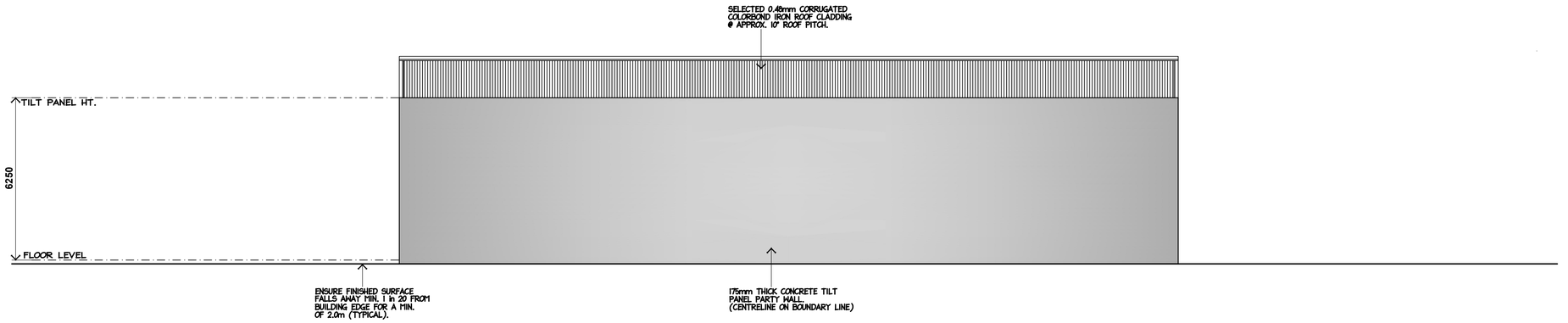
SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100



WEST ELEVATION 1:100

NCC 2022: SECTION J

Compliance summary

REF.	NCC CLAUSE	REQUIREMENTS SUMMARY
J4	**BUILDING FABRIC**	
J4D2	Application of Part	**This Part applies to the office and boardroom only**
J4D4	Roof and ceiling construction	Ceiling: R3.5 batts
J4D6	Walls and glazing (See report for glazing values)	External walls: Vapour permeable sarking, R2.0 batts Internal walls: R2.0 batts External glazing: 6.38 mm Sunergy grey
J4D7	Floors	Floor between levels: R2.0 batts
J5	**BUILDING SEALING**	
J5D2	Application of Part	**This Part applies to the office and boardroom only**
J5D5	Windows and doors	External and internal doors: Air infiltration seals
J6	**AIR-CONDITIONING AND VENTILATION**	
J6D2	Application of Part	**This Part applies to the entire building**
J6D3	Air-conditioning system control	Air-conditioning systems: Time switch
J7	**ARTIFICIAL LIGHTING AND POWER**	
J7D2	Application of Part	**This Part applies to the entire building**
J7D3	Artificial lighting	Interior lighting: 1411 W maximum
J7D4	Interior artificial lighting and power control	Interior lighting: Time switch
J7D6	Exterior artificial lighting	Exterior lighting: LED type, daylight sensor
J9	**ENERGY MONITORING AND ON-SITE DISTRIBUTED ENERGY RESOURCES**	
J9D2	Application of Part	**This Part applies to the entire building**
J9D3	Facilities for energy monitoring	Electricity supply: Time-of-use meters
J9D5	Facilities for solar PV and battery systems	Main switchboard: 10 empty DIN rail spaces

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SHEET NO: 2 OF 7 **DRG NO:** MH2 2025-092

PROJECT:
PROPOSED WAREHOUSE

CLIENT:
KEVIN'S SHEDS PTY LTD

ADDRESS:
LOT 6, CORBETT AVENUE, BURONGA, NSW.

SCALE: AS SHOWN **DATE:** NOV '25

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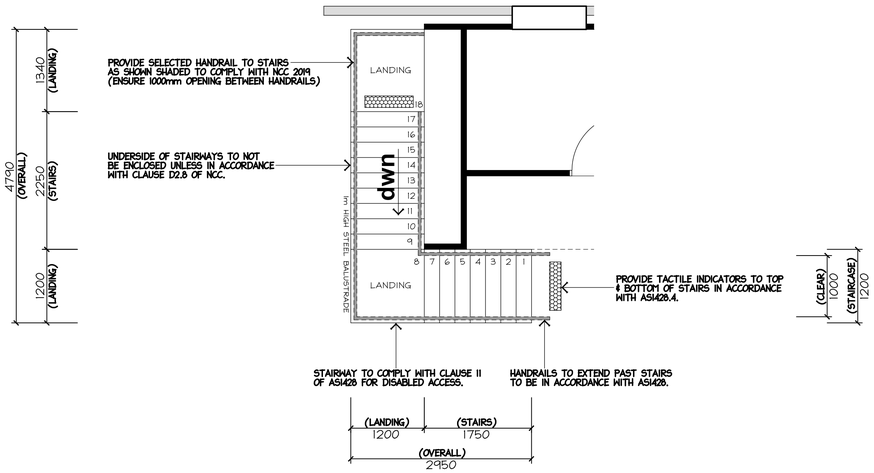
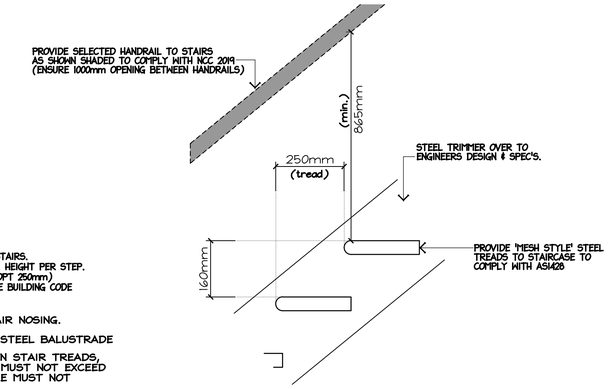


STAIR LAYOUT 1:50



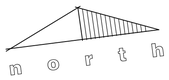
DIMENSIONS: 3054mm OVERALL HEIGHT OF STAIRS.
18 RISERS @ 169.67mm APPROX. HEIGHT PER STEP.
MINIMUM TREAD = 240mm (ADOPT 250mm)
STAIR SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA.

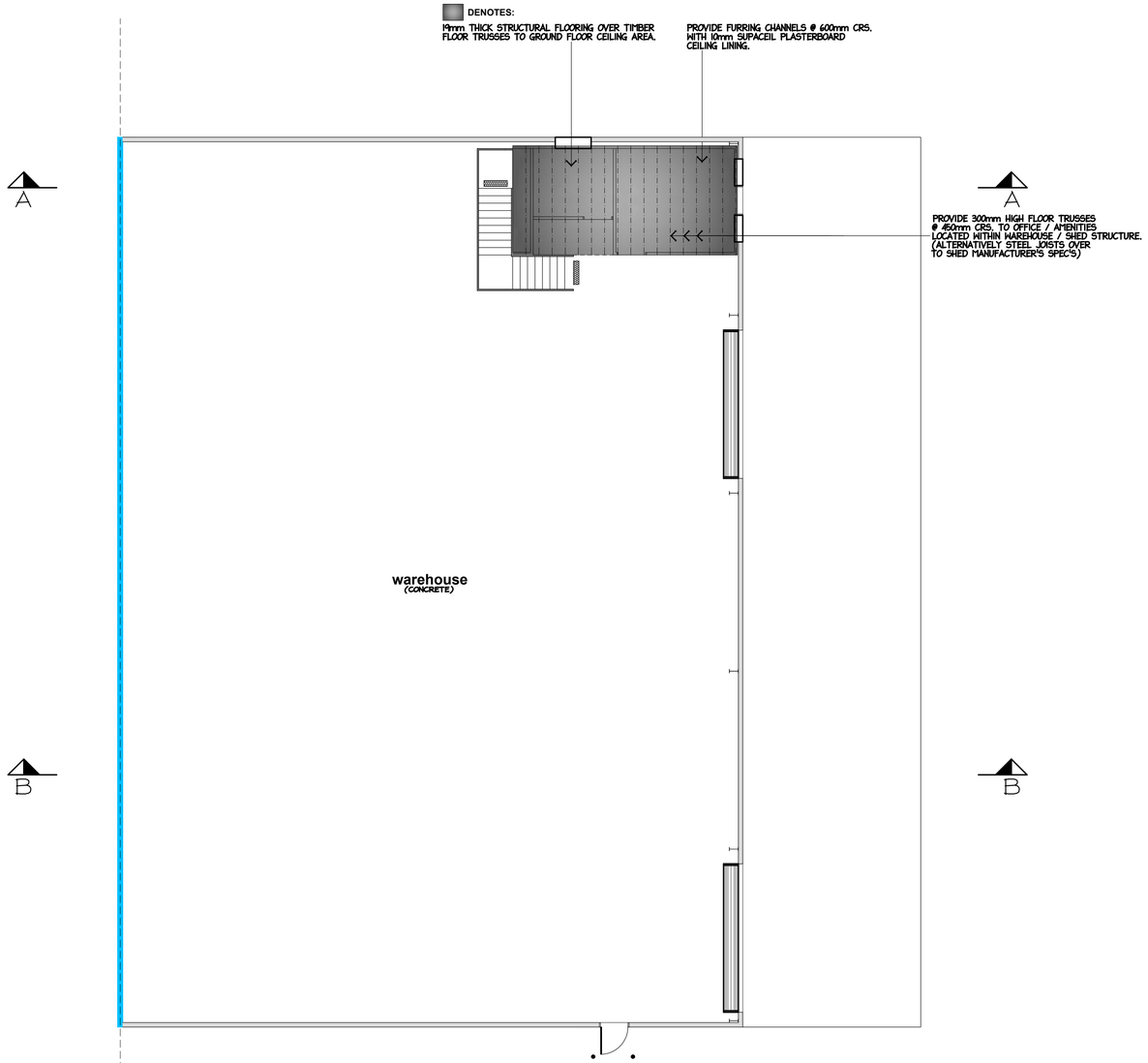
HANDRAILS: 865mm MIN. ABOVE STAIR NOSING.

BALUSTRADE: 1000mm HIGH (MINIMUM)STEEL BALUSTRADE

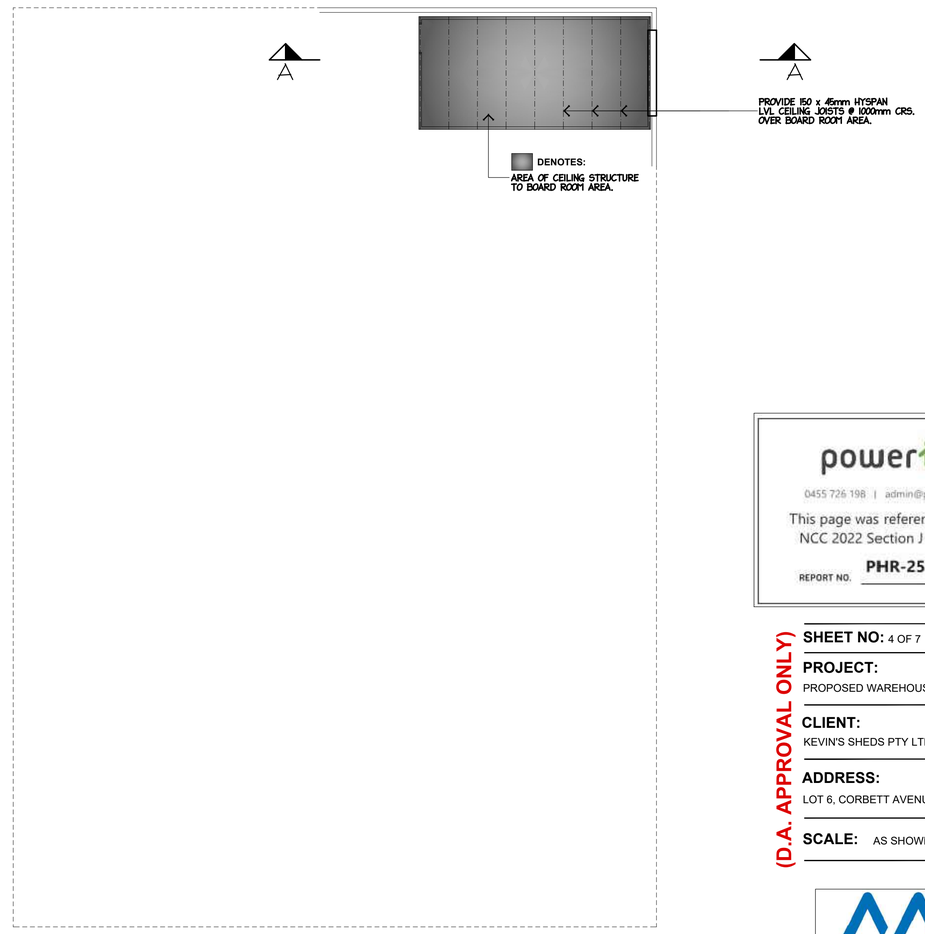
NOTES: OPENINGS BETWEEN OPEN STAIR TREADS, BALUSTERS AND RAILS MUST NOT EXCEED 125mm. A 125mm SPHERE MUST NOT PASSTHROUGH.

STAIR DETAIL 1:10





GROUND FLOOR MEZZANINE/STRUCTURAL LAYOUT PLAN 1:100



FIRST FLOOR CEILING/STRUCTURAL LAYOUT PLAN 1:100

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SHEET NO: 4 OF 7 **DRG NO:** MH2 2025-092

PROJECT:
PROPOSED WAREHOUSE

CLIENT:
KEVIN'S SHEDS PTY LTD

ADDRESS:
LOT 6, CORBETT AVENUE, BURONGA, NSW.

SCALE: AS SHOWN **DATE:** NOV '25

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