

# STATEMENT OF ENVIRONMENTAL EFFECTS (DA23/0219)

## Proposed New Storage Shed – No. 293 Copland Street, East Wagga Wagga.

### DEVELOPMENT DESCRIPTION

This Statement of Environmental Effects (SEE) has been prepared on behalf of the applicant Shaun & Michelle Forrell of Bar-Up Bullbars Super PTY LTD to form part of a Development Application (DA23/0219) to construct a new steel framed storage shed (warehouse) on the subject allotment.

The proposed steel framed storage shed of which the development application relates is located solely on the industrial premises known as Lot 11 DP837395, No. 293 Copland Street, East Wagga Wagga (the subject site) which has an approximate area of 3,900m<sup>2</sup>.

The site is currently used as a lawful industrial premises use being a “general industry” consisting of a bespoke commercial business supplying, fabricating and fitting aluminum truck bull bars and other vehicle accessories. There currently exists on the site a large industrial shed/office measuring approximately 740m<sup>2</sup> in total area and some smaller ancillary buildings measuring around 90m<sup>2</sup> in area. The proposed new storage shed will be located at the rear of the allotment behind the existing buildings and will measure 12m wide x 30m long (360m<sup>2</sup>) and will have an overall height of 5.0m measured to the gutter and approximate total height of 6.5m measured to the ridgeline. The new shed will be used to warehouse (store) machinery, raw and fabricated materials required for the operation of the existing business, supported by development consents DA03/0248 & DA04/0360.

The proposed new storage shed will maintain a setback of 3.0m from the closest two adjoining boundaries being the rear and eastern side boundaries and over 10m from the western side boundary. The new building will be sited some 12m from the existing buildings onsite, providing ample space for vehicle movements around the site. An aerial image of the site showing the approximate location of the new storage shed is provided in Figure 1 below.



**Figure 1:** Aerial Image of the development site and surrounds (Source: <https://maps.six.nsw.gov.au>)

**The proposed development includes:**

1. The construction of a new 360m<sup>2</sup> steel framed storage shed (warehouse) located at the rear of existing commercial property used as a “vehicle repair station”.
2. The shed will measure 12.0m wide x 30.0m long with a total height, measured at the ridge line of 6.5m.
3. The new shed will be located 3.0m from the closest adjoining boundaries and behind existing structures on the site.

## STATE & REGIONAL PLANNING PROVISIONS

Table 1 below considers any relevant state and regional environmental planning instruments impacting the proposed development.

**Table 1:** State and Regional Planning Environmental Instruments

State Environmental Planning Policies (SEPP's)	
SEPP (Biodiversity and Conservation) 2021	<i>The proposed development is not impacted</i>
SEPP (Building Sustainability Index: BASIX) 2004	The proposed development is not impacted
SEPP (Exempt & Complying Development Codes) 2008	The proposed development is not impacted
SEPP (Housing) 2021	The proposed development is not impacted
SEPP (Industry & Employment) 2021	The proposed development is not impacted
SEPP No.65 (Design Quality of Residential Apartment Development)	The proposed development is not impacted
SEPP (Planning Systems) 2021	The proposed development is not impacted
SEPP (Precincts-Central River City) 2021	The proposed development is not impacted
SEPP (Precincts-Eastern Harbor City) 2021	The proposed development is not impacted
SEPP (Precincts-Regional) 2021	The proposed development is not impacted
SEPP (Precincts-Western Parklands City) 2021	The proposed development is not impacted
SEPP (Primary Production) 2021	The proposed development is not impacted
SEPP (Resilience & Hazards) 2021	Consideration of Chapter 4 of the SEPP concerning land contamination – The subject site appears to have been used for light industrial activities since its conception. There are no known land contamination concerns that would impact on the exiting non-sensitive land use for which the new storage shed is to support. Minimal soil disturbance is envisaged during the construction of the shed and the site will be left sealed.
SEPP (Resources & Energy) 2021	The proposed development is not impacted
SEPP (Sustainable Buildings) 2022	The proposed development is not impacted
SEPP (Transport Infrastructure) 2021	The proposed development is not impacted
Regional Environmental Planning Policies (REPP's)	
Riverina Murray Regional Plan 2041	The proposed development will see the expansion of an existing commercial business within Wagga Wagga, which satisfies a number of objectives of the regional plan

**Comments:**

The proposed new Storage shed to be constructed on the subject allotment is found to be consistent with all applicable State and Regional Environmental Planning Instruments, objectives and obligations.

### WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010

The subject site is currently zoned E4 General Industrial under the provisions of the Wagga Wagga Local Environmental Plan 2010 (WWLEP2013), as illustrated in Figure 2 below:



**Figure 2:** WWLEP2010 Zoning Map (Source: <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>)

The objectives of the E4 Zone as described in the WWLEP2010 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

#### **Comments:**

The proposed new Storage shed will be used to support an existing commercial business defined as a “general industry” which has legal consent to operate on the site. This use is identified as being permissible with consent in the E4 General Industrial zone and is considered consistent with the E4 Zone objectives.

Table 2 below considers the clauses of the WWLEP2010 as are applicable to the subject development.

**Table 2: WWLEP2010 clauses applicable to the subject development**

<b>PART 2: Permitted or Prohibited Development</b>			
Clause		Comments	Applicable
2.1	Land use zones	E4 General Industrial	<b>YES</b>
2.2	Zoning of and to which Plan applies	E4 General Industrial	<b>YES</b>
2.3	Zone objectives and Land Use Tables	Development is consistent with the zone objectives and is permissible with consent in the E4 Zone	<b>YES</b>
2.4	Unzoned Land	Not applicable	N/A
2.5	Additional permitted uses for particular land	Not applicable	N/A
2.6	Subdivision – consent requirements	Not applicable	N/A
2.7	Demolition requires development consent	Not applicable	N/A
2.8	Temporary use of land	Not applicable	N/A
2.9	Canal estate development prohibited	Not applicable	N/A
<b>PART 3: Exempt and Complying Development</b>			
Clause		Comments	Applicable
3.1	Exempt development	Not applicable	N/A
3.2	Complying development	Not applicable	N/A
3.3	Environmentally sensitive areas excluded	Not applicable	N/A
<b>PART 4: Principal Development Standards</b>			
Clause		Comments	Applicable
4.1	Minimum subdivision lot sizes	Not applicable	N/A
4.1A	Exceptions to minimum subdivision lot sizes for certain split zones	Not applicable	N/A
4.1AA	Minimum subdivision lot size for community title schemes	Not applicable	N/A
4.2	Rural subdivision	Not applicable	N/A
4.2A	Erection of dwelling houses and dual occupancies on land in certain residential, rural and conservation zones	Not applicable	N/A
4.2B	Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones	Not applicable	N/A
4.3	Height of buildings	Not applicable	N/A
4.4	Floor space ratio	Not applicable	N/A
4.5	Calculation of floor space ratio and site area	Not applicable	N/A
4.6	Exceptions to development standards	Not applicable	N/A
4.6A	Boundary changes between lots in certain rural zones	Not applicable	N/A
<b>PART 5: Miscellaneous Provisions</b>			
Clause		Comments	Applicable
5.1	Relevant acquisition authority	Not applicable	N/A
5.2	Classification and reclassification of public land	Not applicable	N/A
5.3	Development near zone boundaries	Not applicable	N/A
5.4	Controls relating to miscellaneous permissible uses	Not applicable	N/A
5.5	Controls relating to secondary dwellings on land in a rural zone	Not applicable	N/A
5.6	Architectural roof features	Not adopted	-
5.7	Development below mean high water mark	Not adopted	-
5.8	Conversion of fire alarms	Not applicable	N/A
5.9	Dwelling house or secondary dwelling affected by natural disaster	Not applicable	N/A

5.10	Heritage conservation	Not applicable	N/A
5.11	Bush fire hazard reduction	Not applicable	N/A
5.12	Infrastructure development and use of existing buildings of the crown	Not applicable	N/A
5.13	Eco-tourist facilities	Not adopted	-
5.14	Siding Spring Observatory – maintaining dark sky	Not adopted	-
5.15	Defense communications facility	Not adopted	-
5.16	Subdivision of, or dwellings on, land in certain rural residential or conservation zones	Not applicable	N/A
5.17	Artificial waterbodies in environmentally sensitive areas in areas of operation irrigation corporations	Not adopted	-
5.18	Intensive livestock agriculture	Not applicable	N/A
5.19	Pond-based, tank-based and oyster aquaculture	Not applicable	N/A
5.20	Standards that cannot be used to refuse consent – playing and performing music	Not applicable	N/A
5.21	Flood planning	There is potential that the site could be affected by low level flooding	<b>YES</b>
5.22	Special flood considerations	Not adopted	-
5.23	Public bushland	Not adopted	-
5.24	Farm stay accommodation	Not adopted	-
5.25	Farm gate premises	Not adopted	-
<b>PART 6: Urban release areas</b>			
Clause		Comments	Applicable
6.1	Arrangements for designated State public infrastructure	Not applicable	N/A
6.2	Public utility infrastructure	Not applicable	N/A
6.3	Development control plan	Not applicable	N/A
6.4	Relationship between Part and remainder of Plan	Not applicable	N/A
6.5	Lloyd Quarry site development	Not applicable	N/A
<b>PART 7: Additional local provisions</b>			
Clause		Comments	Applicable
7.1	Restrictions on new dwellings at North Wagga Wagga	Not applicable	N/A
7.1A	Earthworks	Minor earthworks are proposed for the preparation of building pad and footing excavations. Sediment control to be used when necessary.	<b>YES</b>
7.3	Biodiversity	Not applicable – the site is not identified as being affected by biodiversity	N/A
7.4	Vulnerable land	Not applicable – Land is a cleared industrial site	N/A
7.5	Riparian land and watercourses	The subject site is identified within the riparian land and watercourse map	<b>YES</b>
7.6	Groundwater vulnerability	Not applicable – the site is not identified	N/A
7.7	Protected regrowth for Native Vegetation Act 2003	Not applicable – Land is a cleared industrial site	N/A

7.8	Cartwrights Hill Present – odor and noise assessment	Not applicable	N/A
7.9	Primacy of E2	Not applicable	N/A
7.10	Business premises in Zone E3	Not applicable	N/A
7.11	Airspace operations	Not applicable	N/A
7.12	Development in areas subject to aircraft noise	Not applicable	N/A
7.13	Certain land at Estella	Not applicable	N/A

**Part 5.2I** of the Wagga Wagga Local Environmental Plan 2010 (WWLEP2010) for Flood Planning

(I) The objectives of this clause are as follows—

- (a) to minimise the flood risk to life and property associated with the use of land,
- (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,
- (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,
- (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.

**Comments:**

The development site is located some 570m from the Murrumbidgee River, and although not mapped as being a flood control lot, maybe subject to low level flooding. The proposed new storage shed is to be constructed in a developed industrial area where many similar buildings exist and will support an existing commercial business onsite. The development is not considered to have any adverse impacts on flood events, nor will flooding of this allotment have significant long-term impacts on the site or its occupants, which is considered consistent with the clause objectives.

**Part 7.1A** of the Wagga Wagga Local Environmental Plan 2010 (WWLEP2010) for Earthworks.

(I) The objectives of this clause are as follows—

- (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,
- (b) to allow earthworks of a minor nature without requiring separate development consent.

**Comments:**

The development site is already level and clear of any significant vegetation. Only minimal earthworks are required to remove topsoil for the preparation of a building pad and the excavation of building footings. These earthworks will not have any detrimental impacts on the locality as outlined in the clause objectives.

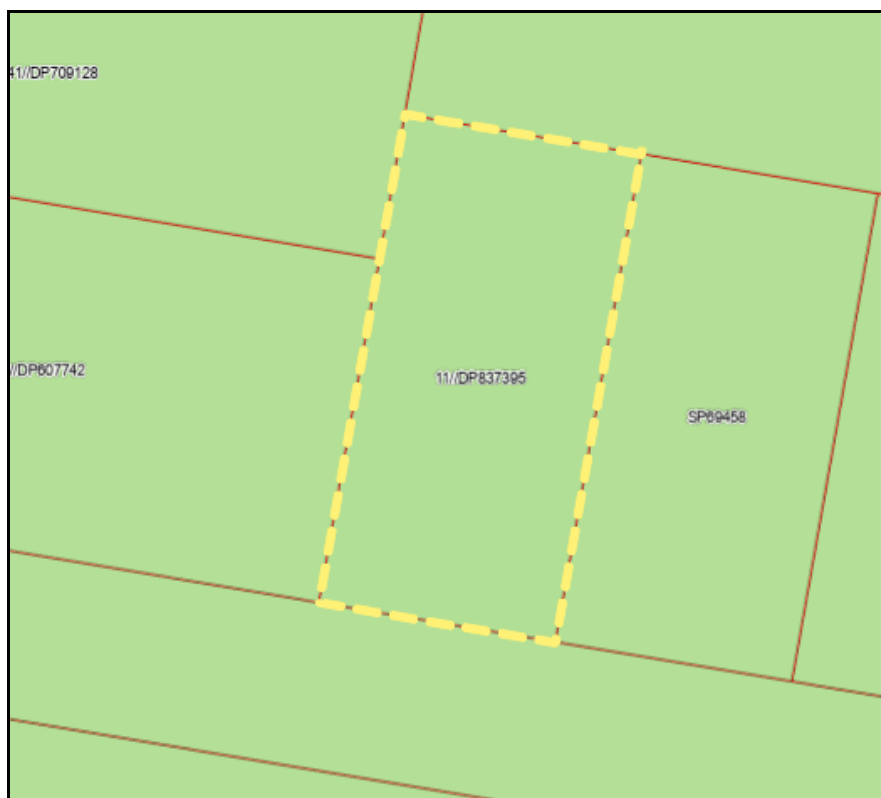
**Part 7.5** of the Wagga Wagga Local Environmental Plan 2010 (WWLEP2010) identifies the site to be within the “Water Resources Map.”

(I) The objectives of this clause are to protect or improve—

- (a) water quality within waterways, and
- (b) stability of the bed and banks of waterways, and
- (c) aquatic and riparian habitats, and
- (d) ecological processes within waterways and riparian areas, and
- (e) threatened aquatic species, communities, populations and their habitats, and
- (f) scenic and cultural heritage values of waterways and riparian areas, and
- (g) catchment protection to prevent increased sediment loads and stream bank erosion from entering lakes, rivers and waterways.

The site is located within the identified area in the Water Resources Map as shown in figure 3 below:





**Figure 3: WWLEP2010 Water Resources Map**

(Source: <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>)

**Comments:**

The development site is currently used for a commercial purpose and is level and clear of any significant vegetation. The proposed building will have no direct or indirect impacts on the nearest water course being the Murrumbidgee River located some 570m to the north of the site. Stormwater collected by the building will be connected to the sites existing stormwater drainage system which discharges to the Council stormwater infrastructure. In accordance with the clause objectives, sediment control measures will be in place to ensure sediments do not leave the site.

## WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2010 (DCP)

Table 3 below considers any relevant development controls contained within the Wagga Wagga Development Control Plan 2010, impacting the proposed development.

**Table 3: Relevant Controls of the Wagga Wagga Development Control Plan 2010**

### PART B, SECTION 2 – CONTROLS THAT APPLY TO ALL DEVELOPMENTS

Relevant Matters	Comments
<b>2.1 Vehicle access and movements</b>	The development site contains two existing vehicle access drives from Copland Street. The proposed new storage shed will be accessed by these same driveways which is considered adequate to support the development.
<b>2.2 Off-street parking</b>	The site already provides sufficient off-street parking to support the existing business use. 11 carparking spaces have been provided as required under existing development consent. A further 2 parking spaces are required with the additional floor area being added by the new storage shed. There is adequate space onsite to provide for these 13 spaces.

<b>2.3</b> <b>Landscaping</b>	The site already provides adequate landscaping at the front of the existing buildings onsite in accordance with these controls.
<b>2.4</b> <b>Signage</b>	There are to be no changes to the existing site signage as part of this new development.
<b>2.5</b> <b>Safety and security</b>	There are to be no changes to the existing site security as part of this new development.
<b>2.6</b> <b>Erosion and sediment control principles</b>	During the construction stage of the proposed new storage shed, sediment control measures are to be installed to ensure no sediment loss occurs from the site in accordance with these controls.
<b>2.7</b> <b>Developments adjoining open space</b>	The development site does not adjoin open space area – these controls are not applicable.
<b>PART B, SECTION 4 – ENVIRONMENTAL HAZARDS AND MANAGEMENT</b>	
<b>Relevant Matters</b>	<b>Comments</b>
<b>4.1</b> <b>Bushfire</b>	The development site is not considered or mapped as being Bushfire – these controls are not applicable.
<b>4.2</b> <b>Flooding</b>	Although not mapped as being a flood control lot, the subject site is located in an area identified under the Wagga Wagga Floodplain Management Risk Management Study 2009, specifically identified as being in the “Eastern Industrial” area. As per Table 4.2.2, the existing business operating on the site is identified as being a “low impact commercial development”. The new storage shed to be constructed on the subject site is to comply with the controls identified in the table as an ancillary building to the existing legal business use of the site. It is therefore considered to be consistent with these controls of the DCP.
<b>PART D, SECTION 11 – INDUSTRIAL DEVELOPMENT</b>	
<b>Relevant Matters</b>	<b>Comments</b>
<b>11.1</b> <b>Este Wagga Wagga / Hammond Avenue</b>	The subject site is located at 293 Copland Street, East Wagga Wagga, which is an area subject to these controls.
<b>11.2</b> <b>Siting and setbacks</b>	The proposed new storage shed will be located at the rear of the allotment behind existing buildings onsite. The building will be sites a minimum of 3.0m from adjoining boundaries meaning that no fire separating construction (FRL) is required under the National Construction Code (BCA). There is to be no changes to existing front building setbacks proposed. The new building is considered consistent with these controls
<b>11.3</b> <b>Building design</b>	The proposed new storage shed will be located at the rear of the allotment behind existing buildings onsite. The building will consist of standard steel frame and Colorbond steel wall and roof sheeting, consistent with existing buildings onsite. The new building will not be prominent visually from the public road. There is to be no changes to existing front building appearance or front façade of the site proposed. The new building is considered consistent with these controls
<b>11.4</b> <b>Development near residential areas</b>	The development site does not adjoin or is located near and residential area – these controls are not applicable.



The likely environmental impacts of the development are considered in table 4 below:

**Table 4: Likely Impacts of the Development**

Primary Matter	Comments	Impact
Contest and setting	The development is consistent with the expectations for development in the area. It is not expected to have any adverse impacts on the setting and surrounding properties.	Acceptable
Streetscape	Existing streetscape is not envisaged to be affected in any adverse ways as the works are to be completed at the rear of the subject site.	Acceptable
Traffic, Access & Parking	The proposal will have no impacts on existing traffic movement on the site.	Acceptable
Public Domain	The development will have an acceptable impact on public domain.	Acceptable
Utilities	All required utilities are present onsite and will not be impacted.	Acceptable
Heritage	Site not identified as being a heritage item or heritage conservation area.	Acceptable
Other Land Resources	Development will not impact on land resources.	Acceptable
Water Quality & Storm water	Collected stormwater from new hard stand surfaces will be directed to existing onsite stormwater collection and disposal system.	Acceptable
Soils, Soil Erosion	Minimal soil disturbance is envisaged and shall be limited to preparing the building pads. The allotment is generally level so minimal cut and fill earthworks are required Sediment controls to be used onsite during construction.	Acceptable
Air & Microclimate	Minor impact during the construction of the building works.	Acceptable
Flora and Fauna	Site is already developed industrial property with no natural flora or fauna present.	Acceptable
Waste	Minor waste generated during construction of building works – to be taken to waste depot for recycling. Ongoing waste during building use to be handled under existing consent to operate business.	Acceptable
Noise & Vibration	Minor impact during the construction of the building works.	Acceptable
Hours of Operation	Normal business hours to complete building works then as required under existing consent to operate business.	Acceptable
Natural Hazards	Site maybe subject to low level flooding – impacts have already been address as being minor.	Acceptable
Technological Hazards	Development is unlikely to create any technological hazards.	Acceptable

Safety, Security & Crime Prevention	No adverse safety and security impacts are anticipated.	Acceptable
Socio-Economic Impact in the Locality	No immediate impacts other than short term construction and material inputs.	Acceptable
Site Design & Internal Design	The proposed storage shed is consistent with other sheds in the industrial locality.	Acceptable
Overlooking & Overshadowing	The development does not represent any adverse impacts on adjoining property overshadowing or overlooking.	Acceptable
Landscaping	No changes from that existing.	Acceptable
Construction	Minor construction on private land to complete building works.	Acceptable
Private Open Space	N/A	Not applicable
Cumulative Impacts	Any cumulative impacts are considered minimal.	Acceptable
Disabled Access	New storage shed to be accessible as required under NCC.	Not applicable
Signage	No new signage proposed.	Not applicable
Setbacks & Building Envelopes	The proposed storage shed will be sited clear of the side and rear boundaries.	Acceptable

## CONCLUSION

This SEE report has been prepared to support a Development Application for the construction of a new steel framed storage (warehouse) shed located at the rear of the property known as Lot 8 DP837395, No.293 Copland Street, East Wagga Wagga. The new shed will be used to warehouse (store) machinery, raw and fabricated materials required for the operation of an existing approved business operation identified as a “general industry”.

The proposal has been described and discussed in previous sections of this report, and has been considered in respect of the relevant planning provisions applicable to the proposed development. The proposal is considered to be permissible for the following reasons:

- The development is ancillary to the existing approved land use as a “general industry” provided by previous development consents DA03/0248 and DA04/0360. No change in use is proposed.
- The proposal is found to be consistent with objectives and obligations under all relevant State and Regional Environmental Planning Policies.
- The proposal is permissible under the provisions of the Wagga Wagga Local Environmental Plan 2010 and meets the objectives of the E4 General Industrial Zone.
- The proposal is not in conflict with any other relevant controls of the Wagga Wagga Development Control Plan 2010.
- The Proposal is not likely to have an adverse effect on surrounding residents.

As demonstrated throughout this report, the development is permissible with consent, subject to a Consent Authority merit-based assessment.