

# Aussie Skips Recycling – Bellfrog St Site upgrades

Clause 4.6 Variation Request  
(building height) for SSDA

July 25



**Report Reference:** 20211030AUS-B – Clause 4.6 Variation Request (Building Height)

Version: Final

Published: 7 July 2025

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*Acknowledgement of Country*

4Pillars acknowledges the Traditional Owners of the land on which this site is located, the people of the Eora and Darug nations. We pay our respects to their Elders past and present.



### Disclosure statement

Mr James Hammond, CEO of 4Pillars is engaged, via an EnviroNow services agreement, to provide environmental consulting services to Aussie Skips Recycling Pty Ltd.

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### Document control

| Version                                                                                                                      | Status                                                                                                                                                                   | Date        |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1.0                                                                                                                          | Final                                                                                                                                                                    | 7 July 2025 |
| <i>Document prepared by</i>                                                                                                  |                                                                                                                                                                          |             |
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## 1. Introduction

This written request has been prepared pursuant to Clause 4.6 – *Exceptions to Development Standards* of the Strathfield Local Environmental Plan 2012 (SLEP 2012) in support of a State Significant Development (SSD) application for the construction of a new awning at 13 Bellfrog Street, Greenacre NSW 2190. The proposed awning has a maximum height of 13.49 m, exceeding the 12 m height of buildings development standard prescribed by Clause 4.3 of SLEP 2012.

## 2. Development Standard to be Varied

The development standard to be varied to clause 4.3 (Height of buildings) in the SLEP 2012. As identified on the SLEP 2012 Height of Buildings Map the Site is subject to a maximum height of 12 m.

### 2.1 Extent of variation

| Item                                    | Clause | Numerical Value              |
|-----------------------------------------|--------|------------------------------|
| Maximum permitted building height       | 4.3(2) | 12 m                         |
| Proposed Waste Facility Building height | NA     | 13.49 m                      |
| Extent of variation                     | NA     | +1.49 m ( $\approx 12.4\%$ ) |

Table 1: Extent of variation.

## 3. Objectives of the Standard and Zone

### 3.1 Height of buildings

Clause 4.3 – Height of buildings lists the following objectives:

| Objective of height standard                                                                                                           | Consistency of the proposed development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) to ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area, | The proposed height is compatible with the surrounding built environment. The adjoining site to the west contains an industrial building with an estimated height of approximately 10.3 m, and the neighbouring property to the north contains a concrete batching plant with silo structures estimated to be between 20-30 m high. In this context, the proposed 13.5 m building sits comfortably within the existing industrial character and built form scale of the area. The design incorporates a functional and coherent built form that aligns with the visual expectations of the locality, with materials and finishes selected to reflect a high-quality industrial aesthetic. |
| (b) to encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area,                           | The additional building height allows for improved internal functionality and vertical clearance to accommodate processing equipment, vehicular movements, and operational efficiency. The variation avoids the need for fragmented or duplicated structures, thereby consolidating activities within a single, fit-for-purpose building footprint. This consolidated form contributes to a more efficient use of industrial land and supports sustainable development outcomes that are consistent with the intended capacity of the zone.                                                                                                                                               |
| (c) to achieve a diversity of small and large development options.                                                                     | The proposed building responds to a specific operational need and represents a larger-format industrial development that supports                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|  |                                                                                                                                                                                                                                                                                                                                                                                    |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | employment and infrastructure investment. The modest height variation enables the delivery of a specialised facility that complements other industrial uses in the area, contributing to the diversity of industrial development types within the precinct. It supports the broader objective of accommodating a range of business and land use models within the industrial zone. |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Table 2: SLEP clause 4.3 “Height of buildings” objectives.

### 3.2 Land zoning

The land is zoned E4 General Industrial. The relevant zone objectives include:

| Objective of General Industrial zone                                                                                                                       | Consistency of the proposed development                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| To provide a range of industrial, warehouse, logistics and related land uses.                                                                              | The proposed development involves the continuation and expansion of an existing industrial land use through the introduction of modern waste separation and processing infrastructure. This enhances the range of industrial activities on site and aligns with the zoning intent to support diverse and evolving industrial operations.                                                                                                                     |
| To ensure the efficient and viable use of land for industrial uses.                                                                                        | The proposal makes more effective use of the Site by upgrading existing facilities and introducing improved waste processing capability. The additional equipment allows for more sophisticated on-site sorting, reducing the need for off-site processing and transportation. This results in increased efficiency, reduces operational costs, and strengthens the long-term viability of the facility.                                                     |
| To minimise any adverse effect of industry on other land uses.                                                                                             | The site is located within an established industrial precinct, with land uses of a similar nature adjoining. The proposed upgrade does not introduce any significant increase in off-site amenity impacts and will continue to be managed in accordance with best practice environmental controls for odour, noise, and dust. The design and operation of the facility ensure that any impacts remain appropriately contained within the industrial context. |
| To encourage employment opportunities.                                                                                                                     | The upgraded facility will support ongoing employment and is expected to generate additional job opportunities through the introduction of new equipment and operational streams. The development contributes to local employment in both the construction and operational phases, consistent with the zone’s intent to support economic activity.                                                                                                           |
| To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers                                | While the proposal is wholly industrial in nature, it supports the viability of the precinct and complements the surrounding industrial businesses that rely on appropriate waste infrastructure and recycling pathways. The development indirectly supports businesses within the precinct by improving the availability of local processing options.                                                                                                       |
| To minimise fragmentation of valuable industrial land and provide large sites for integrated and large floorplate activities.                              | The proposal retains and enhances the site’s role as a consolidated and integrated waste management facility. No subdivision or fragmentation of the site is proposed. Instead, the development facilitates a higher level of integration through on-site processing improvements, supporting its continued function as a large-scale industrial site.                                                                                                       |
| To allow for a higher proportion of ancillary office floor space to support high technology, light industrial and small-scale warehouse-related land uses. | The development includes appropriate ancillary office and operational space to support the upgraded industrial function. These support areas are necessary to manage the facility safely and efficiently and are subordinate to the primary industrial use.                                                                                                                                                                                                  |

Table 3: SLEP land zoning objectives.

## 4. Reasons Compliance Is Unreasonable or Unnecessary

### 4.1 *Clause 4.5(3a)*

#### *Compliance with the development standard is unreasonable or unnecessary in the circumstances*

Compliance with the development standard is considered unreasonable and unnecessary in this instance, as the proposed height exceedance does not result in any adverse planning outcomes and is consistent with the objectives of both the development standard and the zone.

The additional height is required to accommodate essential internal clearances for plant and equipment used in the waste separation and processing operations. Strict compliance with the 12 m height limit would compromise the functional performance and operational efficiency of the building, leading to a suboptimal design outcome that fails to meet industry or potentially safety standards.

Furthermore, the proposed height (13.5 m) remains generally compatible with surrounding built form. Adjacent sites contain structures ranging from approximately 12–20 m in height, including a neighbouring concrete batching plant with silo structures up to 20–30 m. In this context, the variation is minor, will not visually dominate the area, and does not represent an overdevelopment of the Site (this is support via the visual impact assessment completed – report reference 20211030AUS-B – VIA). As such, strict compliance with the height standard would offer no tangible environmental or amenity benefit and would unreasonably constrain the site's capacity to support a critical industrial land use.

### 4.2 *Clause 4.5(3b)*

#### *Environmental planning grounds to justify the contravention of the development standard*

There is sufficient environmental planning grounds to justify the proposed contravention of the height standard, based on the site-specific context and nature of the proposed development.

The height variation enables a consolidated, purpose-built facility that supports best-practice waste separation and resource recovery. This reduces the need for waste transport to other facilities, contributing to environmental sustainability and reducing emissions associated with haulage.

The design response also ensures that the additional height is appropriately integrated into the overall built form, with no significant impact on adjoining properties, public spaces, or visual character. The Site is located within an established industrial precinct where larger-scale structures are common, and the proposed development is entirely consistent with that character.

Importantly, the height exceedance is a result of functional and operational needs rather than any attempt to increase yield or intensify land use beyond what is appropriate for the Site. The development remains consistent with the zone objectives, promotes employment, and supports the strategic function of industrial land within the LGA.

### 4.3 *Public Interest*

The proposal is in the public interest as it delivers a sustainable and modern industrial facility that enhances local waste processing capacity. It supports the strategic function of industrial land within the LGA and contributes to employment, economic growth, and efficient land use.

## 5. Conclusion

The proposed variation to the height standard is minor in nature and justified on both planning and operational grounds. The development achieves the intent of the LEP controls and results in no adverse impacts. The variation will facilitate a high-quality industrial development that contributes positively to the industrial precinct.

We therefore request that Council supports the proposed variation to Clause 4.3 under Clause 4.6 of the LEP.