

PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA15/1182
Proposed development:	Alterations and Additions to an Existing Facility to Incorporate a New Freezer and Transition Area
Property address:	24 - 27 Lambridge Place, PENRITH NSW 2750
Property description:	Lot 12 DP 1087962
Date received:	7 October 2015
Assessing officer	Hannah Gilvear
Zoning:	IN1 General Industrial - LEP 2010
Class of building:	Class 8
Recommendations:	Approve

Executive Summary

Council is in receipt of a development application for alterations and additions to an existing industrial building at 24-27 Lambridge Place, Penrith. The subject site is zoned IN1 (General Industrial) under Penrith Local Environmental Plan 2010 (LEP 2010). The proposal is defined as "Warehouse or Distribution Centre" which is a permissible land use in the IN1 Zone with council consent.

The application was notified to fifty seven (57) nearby owners and occupiers of adjoining properties who were invited to inspect the proposal from 19 October 2015 to 30 October 2015. Council received zero submissions.

The key issues raised in the assessment related to:

- proposal description
- stormwater drainage

The applicant has had a pre-lodgment meeting and regular correspondence with Council to discuss the proposal and matters raised in the preliminary assessment of the application. These issues have been addressed accordingly in this application.

An assessment under Section 79C of the *Environmental Planning and Assessment Act 1979 (EP&A ACT 1979)* has been undertaken and the application is recommended for approval.

Site & Surrounds

The subject site is located in Precinct 5 North Penrith and is located on the Southern side of Andrews Road. The main access to the site is through Lambridge Place.

The subject site has an area of 6246sqm and the existing industrial warehouse is approximately 1882.8sqm. The subject site is affected by two easements that are situated towards the front and western boundary; they are a 2.5m wide drainage easement and 4.75 padmount substation. The application does not propose any development works within the easements.

The surrounding area is located in an industrial area and is characterised by similar factories that are used for warehousing and distribution. The site is currently occupied with an industrial warehouse with existing structures located within the site. The subject site is overland flow affected.

Proposal

The proposal involves:

- The extension of the existing industrial building to accommodate a new freezer and transition area for the loading and storage of frozen food products for clients. The proposed extension is located on the north western side of the property and has a proposed floor area of 435sqm.
- The proposed development will not affect the current warehouse operations. There will be no changes to staff numbers or truck movements.
- The proposed extension will be in the form of a steel frame, insulated panels, with cladding comprising of colorbond sheets.

Plans that apply

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

Planning Assessment

• Section 79C - Evaluation

The development has been assessed in accordance with the matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, and having regard to those matters, the following issues have been identified for further consideration:

Section 79C(1)(a)(i) The provisions of any environmental planning instrument

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

An assessment of the application has been undertaken against relevant criteria with Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)

The aim of this plan is to protect the environment of the Hawkesbury/ Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. The SREP 20 provision aims to ensure that the development does not negatively impact on water quality, fauna and flora habitats.

This Plan applies generally to the subject land. The proposal will have minimal impacts on the river or lands within the river valley & appropriate conditions will be imposed to ensure that adequate control measures are provided.

The application is satisfactory subject to recommended conditions of consent.

Local Environmental Plan 2010 (Amendment 4)

Provision	Compliance
Clause 1.2 Aims of the plan	Complies
Clause 2.3 Permissibility	Complies - See discussion
Clause 2.3 Zone objectives	Complies - See discussion
Clause 4.3 Height of buildings	Complies - See discussion

Clause 2.3 Permissibility

The subject site is zoned IN1 (General Industrial) under Penrith Local Environmental Plan 2010 (LEP 2010). The proposal is defined as warehouse or distribution centre and hardware and building supplies which is a permissible land use in the IN1 Zone with council consent.

Clause 2.3 Zone objectives**Objective of the zone**

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To promote development that makes efficient use of industrial land.
- To permit facilities that serve the daily recreation and convenience needs of the people who work in the surrounding industrial area.

The surrounding area is characterised by an established industrial precinct. The proposed development will be in keeping with the existing streetscape of the locality and is a typical form of development found in the industrial environment. Accordingly, the proposed development is considered to be consistent with the objectives of the zone

Clause 4.3 Height of buildings

The approved building height will remain the same.

Section 79C(1)(a)(ii) The provisions of any draft environmental planning instrument

Section 79C(1)(a)(iii) The provisions of any development control plan

Development Control Plan 2014

Provision	Compliance
DCP Principles	Complies
C1 Site Planning and Design Principles	Complies
C2 Vegetation Management	Complies
C3 Water Management	Complies
C4 Land Management	Complies
C5 Waste Management	Complies
C6 Landscape Design	Complies
C7 Culture and Heritage	N/A
C8 Public Domain	N/A
C9 Advertising and Signage	N/A
C10 Transport, Access and Parking	Complies - see Appendix - Development Control Plan Compliance
C11 Subdivision	N/A
C12 Noise and Vibration	Complies
C13 Infrastructure and Services	Complies
D4.1. Key Precincts	Complies - see Appendix - Development Control Plan Compliance
D4.2. Building Height	Complies - see Appendix - Development Control Plan Compliance
D4.3. Building Setbacks and Landscape	Complies - see Appendix - Development Control Plan Compliance
D4.4. Building Design	Complies - see Appendix - Development Control Plan Compliance
D4.5. Storage of Materials and Chemicals	Complies - see Appendix - Development Control Plan Compliance
D4.6. Accessing and Servicing the Site	Complies - see Appendix - Development Control Plan Compliance
D4.7. Fencing	Complies - see Appendix - Development Control Plan Compliance
D4.8 Lighting	Complies - see Appendix - Development Control Plan Compliance

Section 79C(1)(a)(iiia) The provisions of any planning agreement

There are no planning agreements applying to this application.

Section 79C(1)(a)(iv) The provisions of the regulations

Council's Building Surveyor raised no objection to the proposal and recommended conditions to be imposed in the consent.

Section 79C(1)(b) The likely impacts of the development

Context and Setting

The proposal is consistent with the existing character of other development in the locality.

The proposal is compatible with the surrounding and adjacent land uses and will have no major impact on the amenity of the area.

The proposal will have no adverse impacts on the natural environment.

Access, Parking and Traffic

The proposal will have no adverse traffic generation impacts on the local road system.

The proposed vehicle access arrangements and car parking on the site will be adequate for the proposal.

Social and Economic Impacts

The proposal poses no potential adverse social or economic impacts

Section 79C(1)(c) The suitability of the site for the development

The site is suitable for the following reasons:

- The site is currently being used as a commercial cold storage and transport facility. The proposal involves extending the existing building on the site to accommodate a new freezer.
- The proposal complements the existing operation within the facility and the surrounding area which will allow for the site to operate more efficiently.
- The proposal will not change the existing staff numbers or truck movements associated with the subject site.
- The subject site zoned IN1 General Industrial and the proposed use is permissible with Council consent.

Section 79C(1)(d) Any Submissions

Community Consultation

In accordance with Appendix F4 of the Penrith Development Control Plan 2014 – Notification and Advertising, this application was notified to fifty seven (57) nearby owners and occupiers of adjoining properties who were invited to inspect the proposal from 19 October 2015 to 30 October 2015. Council received zero submissions.

Referrals

The application was referred to the following stakeholders and their comments have formed part of the assessment:

Referral Body	Comments Received
Building Surveyor	No objections - subject to conditions
Development Engineer	No objections
Environmental - Public Health	No objections - subject to conditions

Section 79C(1)(e) The public interest

The proposed development is consistent with the objectives of the Environmental Planning and Assessment Act 1979 in so far as it promotes the co-ordinated and orderly economic use and development of the land. Furthermore, the application has been notified with suitable timeframes given for submission from members of the public.

As a result Council may be satisfied that the development subject to conditions is consistent with the public interest.

Conclusion

In assessing this application against the relevant environmental planning policies, being Penrith Local Environmental Plan 2010 and Penrith Development Control Plan 2014, the proposal satisfies the aims, objectives and provisions of these policies. The site is suitable for the proposed development, the proposal is in the public interest, and there is unlikely to be negative impacts arising from the proposed development. Therefore, the application is worthy of support, subject to recommended conditions.

Recommendation

1. That DA15/1182 for Industrial Development - Alterations and Additions to an Existing Facility to Incorporate a New Freezer and Transition Area at 24 - 27 Lambridge Place PENRITH, be approved subject to the attached conditions.

CONDITIONS

General

1 [A001](#)

The development must be implemented substantially in accordance with the plans stamped approved by Council, and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Drawing Title	Plan No.	Issue	Prepared By	Date
Floor Plan	CP201510_FB1	A	Alex Krnjulac	06-10-2015
Elevations and Section	CP201510_FB2	A	Alex Krnjulac	6-10-2015
Stormwater Drainage	CP201510_FB3	A	Alex Krnjulac	06-10-2015
Existing Site Plan	CP201512_FB4	A	Alex Krnjulac	06-10-2015

2 [A012 - Food Act](#)

The proprietor of the food business shall ensure that the requirements of the NSW Food Act 2003, NSW Food Regulation 2010 and the Australian and New Zealand Food Standards Code are met at all times.

3 [A019 - Occupation Certificate](#)

The development shall not be used or occupied until an Occupation Certificate has been issued.

A satisfactory inspection from an authorised officer of Council's Environmental Health Department is required prior to the issue of the Occupation Certificate. The occupier is to contact the Environmental Health Department to organise an appointment at least 72 hours prior to the requested inspection time.

4 [A046 - Obtain Construction Certificate before commencement of works](#)

A **Construction Certificate** shall be obtained prior to commencement of any building works.

5 [A Special \(BLANK\)](#)

One accessible parking space is to be provided on site with dimensions 2.4m wide with an adjoining 2.4m wide shared zone and bollard. As shown in red on the approved site plan.

Environmental Matters

6 [D001 - Implement approved sediment& erosion control measures](#)

Erosion and sediment control measures shall be installed **prior to the commencement of works on site** including approved clearing of site vegetation. The erosion and sediment control measures are to be maintained in accordance with the approved erosion and sediment control plan(s) for the development and the Department of Housing's "Managing Urban Stormwater: Soils and Construction" 2004.

7 [D014 - Noise](#)

The operating noise level of plant and equipment shall not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises. The provisions of the *Protection of the Environment Operations Act 1997* apply to the development, in terms of regulating noise.

BCA Issues

8 E009 - Annual fire safety-essential fire safety (Class 2-9 buildings)

The owner of a building, to which an essential fire safety measure is applicable, shall provide Penrith City Council with an annual fire safety statement for the building. The annual fire safety statement for a building must:

(a) deal with each essential fire safety measure in the building premises, and

(b) be given:

- within 12 months after the last such statement was given, or
- if no such statement has previously been given, within 12 months after a final fire safety certificate was first issued for the building.

As soon as practicable after the annual fire safety statement is issued, the owner of the building to which the statement relates:

- must also provide a copy of the statement (together with a copy of the current fire safety schedule) to the Commissioner of New South Wales Fire Brigades, and
- prominently display a copy of the statement (together with a copy of the current fire safety schedule) in the building.

9 E01A - BCA compliance for Class 2-9

All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:

(a) complying with the deemed to satisfy provisions, or

(b) formulating an alternative solution which:

- complies with the performance requirements, or
- is shown to be at least equivalent to the deemed to satisfy provision, or

(c) a combination of (a) and (b).

It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/ statement for the building.

Health Matters and OSSM installations

10 F001 - General Fitout

The construction, fit out and finishes of the food premises must comply with Standard 3.2.3 of the Australian and New Zealand Food Standards Code, and AS4674-2004 *Design, Construction and Fitout of Food Premises*.

11 F027 - Hand basins

Hand basins must be freestanding, serviced with hot and cold water through a single outlet, able to be mixed at a temperature of at least 40°C and fitted with a hands free operation. Where sensor taps are installed the basin must not be more than 6 metres from the hot water system. Disposable paper hand towels and soap must be provided and serviced from a dispenser adjacent to each hand basin.

12 F028 - Staff toilets

Staff toilets must be provided on the premises.

13 F029 - Hand basin within staff toilets

A hand basin must be located within the toilet cubicle. Hand basins must be freestanding, serviced with hot and cold water through a single outlet, able to be mixed at a temperature of at least 40°C and fitted with a hands free operation. Where sensor taps are used the basin must not be more than 6 metres from the hot water system. Disposable paper hand towels and soap must be provided and serviced from a dispenser adjacent to each hand basin.

14 F030 - Hot water service

Hot water services must be positioned at least 75mm clear of the adjacent wall surfaces, and mounted at a minimum 150mm above the floor level on a non-corrosive metal stand. The hot water system must be sized to meet the demands of the food business during peak operating and cleaning periods and be able to provide sufficient hot water throughout the working day. Discharge from the hot water system must enter the sewer through a tongue dish in accordance with Sydney Water's requirements.

15 F032 - Floor covering

Approved, recessed coving must be provided at all intersections of the floor with the walls within all food preparation, service, storage and scullery areas. All coving must have a minimum concave radius of 25mm and be installed so as to be integral to the surface finish of both floor and wall in such a manner as to form a continuous, uninterrupted surface.

16 **F035 - Ceilings**

The ceiling in the preparation, service and scullery areas must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersection of the walls and ceiling must be tight jointed, sealed and dust proofed. Drop-in panel style ceilings are not permitted.

17 **F036 - Service pipes**

Service pipes, electrical conduits, refrigeration condensate pipes shall be enclosed or chased into walls, floors or plinths. Where it can be demonstrated that this is not feasible pipes and conduits fixed on brackets, providing a minimum of 25 mm clearance from the adjacent wall and 100 mm from the floor or adjacent horizontal surface, can be used. All openings in walls, floors and ceilings, through which service pipes and conduits pass, must be vermin proof.

18 **F037 - Temperature control**

Appliances used to store potentially hazardous food must have a capacity to keep foods hotter than 60°C, refrigerated foods less than 5°C, and frozen foods less than 18°C and be provided with a digital thermometer, accurate to 1°C that can be easily observed from outside the appliance.

19 **F040 - Meter box**

The meter box must be provided with an approved non-absorbent, smooth faced cover. The cover is to be splayed at an angle of 45 degrees to the wall at the top and made tight fitting to the wall surfaces.

20 **F041 - Roller door**

The drum of the roller door situated in the food preparation area must be enclosed in a frame sheet with compressed cement sheet, and finished smooth and sealed. The enclosure must be accessible for pest control inspection and maintenance.

21 **F050 - Light bulbs & tubes**

Light bulbs or tubes are to be shatterproof or fitted with approved light diffusers (covers or shields) to prevent contamination of food by glass from a broken light globe or tube. Light fittings must be free from any feature that would collect dirt or dust, harbour insects or make the fitting difficult to clean. Light fittings must be recessed into ceilings or equipment where possible. Heat lamps must be protected against breakage by a shield extending beyond the bulb.

22 **F051 - Shelving**

Shelves must be smooth and impervious; free from joints, cracks and crevices; and able to be easily cleaned. The lowest shelf must be at least 200mm off the floor to allow easy cleaning underneath. Approved materials must be used, such as galvanised piping, stainless steel or laminated plastic. Shelves are to be sealed to the wall or kept clear of walls to allow easy access for cleaning (>40 mm).

23 **F052 - Coolrooms**

The coolroom and/or freezer room floor must be finished with a smooth even surface and graded to the door. A sanitary floor waste must be located outside the coolroom and freezer adjacent to the door. All metal work in the coolroom and freezer room must be treated to resist corrosion.

24 **F053 - Coolrooms – condensation**

Condensation from coolrooms and refrigeration motors must discharge to sewer via a tundish with air gap separation in accordance with Sydney Water requirements.

25 **F054 - Coolrooms – doors & alarms**

The coolroom and freezer room must be provided with:

- A door which can at all times be opened from inside without a key and
- An approved alarm device located outside the room, but controlled only from the inside.

26 **F056 - Storerooms**

The storeroom must be constructed in accordance with AS4674-2004 by providing the following:

- A smooth, even, non-slip floor surface.
- Coving at all intersections of the floor and walls with approved, recessed coving to a minimum concave radius of 25mm, so as to be integral to the surface finish of both floor and wall in such a manner as to form a continuous, uninterrupted surface. "Feather edge skirting" and non-rebated coving are not permitted.
- Walls must be provided with a smooth even surface and painted with a light coloured washable paint to enable easy cleaning.
- The ceiling must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersections of the walls and ceiling must be tight-jointed, sealed and dustproof. Drop in panel style ceilings are not permitted.
- Shelving or storage racks must be designed and constructed to enable easy cleaning.

27 F062 - Licensed premises

The business is required to be licensed with the NSW Food Authority under the NSW Food Act 2003 and Food Regulation 2004. A licence shall be obtained prior to commencing operation. Details of this license shall be submitted to Council prior to the commencement of the business, if not supplied by the Food Authority until after the business commenced, within 14 days of the licence being issued.

Construction

28 H001 - Stamped plans and erection of site notice

Stamped plans, specifications, a copy of the development consent, the Construction Certificate and any other Certificates to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the Principal Certifying Authority, their address and telephone number,
- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- the designated waste storage area must be covered when the site is unattended, and
- all sediment and erosion control measures shall be fully maintained until completion of the construction phase.

Signage but no more than 2 signs stating the above details are to be erected:

- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage is to be removed when the Occupation Certificate has been issued for the development.

29 H002 - All forms of construction

Prior to the commencement of construction works:

(a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a standard flushing toilet connected to a public sewer, or
- if that is not practicable, an accredited sewage management facility approved by the council, or
- alternatively, any other sewage management facility approved by council.

(b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

(c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- must preserve and protect the building from damage, and
- if necessary, must underpin and support the building in an approved manner, and
- must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land, (includes a public road and any other public place).

(d) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place:

- if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,
- the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and
- any such hoarding, fence or awning is to be removed when the work has been completed.

30 [H041 - Hours of work \(other devt\)](#)

Construction works or subdivision works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

Landscaping

31 [L012 - Existing landscaping \(for existing development\)](#)

Existing landscaping is to be retained and maintained at all times.

Certification

32 [Q01F - Notice of Commencement & Appointment of PCA2 \(use for Fast Light only\)](#)

Prior to the commencement of any earthworks or construction works on site, the proponent is to:

- (a) employ a Principal Certifying Authority to oversee that the said works carried out on the site are in accordance with the development consent and related Construction Certificate issued for the approved development, and with the relevant provisions of the Environmental Planning and Assessment Act and accompanying Regulation, and
- (b) submit a Notice of Commencement to Penrith City Council.

The Principal Certifying Authority shall submit to Council an "Appointment of Principal Certifying Authority" in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

Information to accompany the Notice of Commencement

Two (2) days before any earthworks or construction/demolition works are to commence on site (including the clearing site vegetation), the proponent shall submit a "Notice of Commencement" to Council in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

Appendix - Development Control Plan Compliance

Development Control Plan 2014

Part C - City-wide Controls

Parking

The proposed extension of the existing building will not alter the existing parking and access to the site. The Penrith Development Control Plan 2014, Section C10 Transport, Access and Parking states that *Warehouse or Distribution Centres require 1 space per 100m² of gross floor area.*

The existing warehouse facility currently has a total floor area of 1882.8m², combined with the proposed extension the total floor area will increase to 2318.2m². In accordance with the Penrith Development Control Plan 2014, the proposed warehouse facility is required to provide 24 parking spaces. The site plan submitted indicates that 30 parking spaces have been provided. Therefore the parking provided is in excess of the required amount.

A condition has been included in the consent for one accessible parking space to be provided on site with dimensions 2.4m wide with an adjoining 2.4m wide shared zone and bollard. This has been nominated as parking space 29 and 30 which will be shown in red on the approved site plan.

D4 Industrial Development

Precincts	-	Subject site is located in Precinct 5 North Penrith	Yes
4.2 Building Height	Must satisfy height controls in LEP	N/A as the industrial building already exists.	Yes
4.3 Building Setbacks and Landscape	In Precincts 5 variations to the required setbacks will be considered on merit, taking account of site areas and street frontage widths, access to the site, availability of on-site parking and access areas, landscaping provision and the setbacks of adjoining.	The proposed application is for the alterations and additions to an existing warehouse facility. Works involve the extension of an existing building to accommodate a new freezer and transition area for the loading and storage of frozen food products. There will be no changes to the previously approved building setbacks and landscape.	Yes
4.4. Building Design	All developments shall be designed to present a high standard of urban form incorporating innovative and attractive architectural design of all elevations and roof form; and appropriately reflect the important gateway entry roles of these precincts and the visually important access routes to the City.	The proposed application is for the alterations and additions to an existing warehouse facility. There will be no changes made to the existing building design.	Yes

<p>4.5. Storage of Materials and Chemicals</p>	<p>To ensure that external storage of goods does not detract from the visual amenity of industrial areas, streetscapes or adjoining residential areas; To ensure that the storage and use of chemicals that are potentially hazardous to humans occurs in a safe and responsible manner and minimises the risk of accidental injury or loss of life; and To ensure that the storage and use of potentially polluting substances occurs in an environmentally responsible manner, and will not have any detrimental impact on the environmental quality of the surrounding area</p>	<p>A waste management plan has been submitted as part of the application. Based on the information provided, the only waste generated will be general waste and other waste generated will be collected by a specific contractor.</p>	<p>Yes</p>
<p>4.6. Accessing and Servicing the Site</p>	<p>To ensure the safe and efficient movement into and out of an industrial development without adversely affecting the existing and future service and safety levels of the road;</p> <p>To ensure industrial development provides sufficient parking on-site to accommodate all parking demands generated by the development while ensuring safe and efficient movement of vehicles within the site;</p> <p>To encourage the development of a parking layout that enhances the function and appearance of the industrial development; and</p> <p>To ensure that cyclist and pedestrian needs are adequately and safely accommodated in all industrial areas.</p>	<p>The proposed application is for the alterations and additions to an existing warehouse facility.</p> <p>The current floor area is 1882.8m² this will be increased to 2318.2m².</p> <p>The DCP requires that 24 parking spaces are provided. The site plan submitted indicates that 30 parking spaces have been provided. (Further discussed within report)</p>	<p>Yes</p>
<p>4.7. Fencing</p>	<p>The design and location of fencing is integrated within the development, and is suitable for its purpose and setting.</p>	<p>The subject site has an existing 1.8m teal blue fence that fences the whole property. The existing fence compliments the existing industrial amenity and is in keeping with the form and design of the area.</p>	<p>Yes</p>

4.8. Lighting	Lighting details shall be provided as part of any relevant development application	N/A	N/A
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