

PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA14/0119
Proposed development:	Industrial Development - Hire of Builders Equipment
Property address:	3 Peachtree Road, PENRITH NSW 2750
Property description:	Lot 45 DP 249986
Date received:	6 February 2014
Assessing officer	Hannah Van De Werff
Zoning:	IN1 General Industrial - LEP 2010
Class of building:	Class 5 , Class 7b
Recommendations:	Approve

Executive Summary

Council is in receipt of a development application for use of an industrial unit for the storage, washing and transporting of portable toilets at 3 Peachtree Road Penrith. Under Penrith LEP 2010, the proposal is defined as a light industrial land use. The subject site is zoned IN1 and the proposal is a permissible land use in the zoning, with Council consent.

Key issues identified for the proposed development and site include:

- The logistics of the operation and whether the development has potential impact to adversely effect the environment resulting from the storage or treatment of effluent on site and;
- The flood affectation of the site and whether the development staisifes the relevant flood planning considerations under Penrith LEP 2010 and DCP 2010.

The proposal is a local development and has been assessed under Section 79C of the Environmental Plannign and Assessment Act 1979. Based on the assessment, the application is recommended for approval, subject to conditions of consent.

Site & Surrounds

The subject site is 3994m² in area and features a frontage of 43.23m wide. Existing improvements on the property include a large stand alone indsturaial shelter of approximately 526.5m².

The site is relatively flat however has fall to the street (for drainage purposes).

The site is affected by main stream flooding and the Nepean River is located approximately 444m west of the site. An easement for transmission transverses the northern boundary.

The surrounding area is characterised by predomiantely industrial land use. An aerial view of the site and surrounds indicates the closest residential land use (is approximately 489m south of the site. North Penrith release area is located approximately 560m east of the site.

Council records indicate previous development consent has been granted on the site for timber storage and retailing yard (dated 24/8/2000) (reference DA00/1216).

A pre DA lodgement meeting was held in 2010 for the construction of a warehouse/factory building (PL10/0090).

Proposal

The proposed development involves:

- Use of the existing structure for the cleaning (within a portable wash bay area), storage and transportation of portable toilets (approximately 100 portable toilets and 12 demountable toilet blocks).
- The fitout of a 7.460 x 6.060m area for the purpose of an office (within the structure);
- Use of a portion of hardstand area to the northern boundary for the purpose of on-site carparking (7 carparking spaces);
- Operating hours from 6.00am - 2.30pm Monday - Sunday and employment of 1 staff member to undertake the operation

Some minor works will be required in order to facilitate the above development proposal. Such works include the laying of a concrete slab for the washbay. The wash bay includes bunding to ensure wastewater is not directed to the stormwater system, rather it will be transported to a holding tank which will then be transported off site.

The use will involve the permanent storage of 1 vehicle on site which is used for to transport portable toilet - no mechanical repairs are proposed to occur on site.

Plans that apply

- Local Environmental Plan 2010 (Stage 1 LEP)
- Development Control Plan 2010
- 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 has been undertaken of the application against relevant criteria with Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997) and the application is satisfactory subject to recommended conditions of consent.

Local Environmental Plan 2010 (Stage 1 LEP)

Provision	Compliance
Clause 1.2 Aims of the plan	Complies
Clause 2.3 Zone objectives	Complies
Clause 2.3 Permissibility	Complies - See discussion
Clause 2.5 Additional permitted uses for particular land	N/A
Clause 2.6 Subdivision - consent requirements	N/A
Clause 2.7 Demolition requires development consent	N/A

Clause 2.8 Are the temporary use of land requirements achieved?	N/A
Clause 4.1 - the minimum lot size	N/A
Clause 4.1AA Minimum subdivision lot size for community title schemes	N/A
Clause 4.2 Rural Subdivision	N/A
Clause 4.3 Height of buildings	Complies
Clause 4.4 Floor Space Ratio	N/A
Clause 4.5 Calculation of floor space ratio and site area	N/A
Clause 4.6 Exceptions to development standards	N/A
Clause 5.1 Relevant acquisition authority	N/A
Clause 5.10 Heritage conservation	N/A
Clause 5.11 Bush fire hazard reduction	N/A
Clause 5.12 Infrastructure development and use of existing buildings of the Crown	N/A
Clause 5.13 Eco-tourist facilities	N/A
Clause 5.2 Classification and reclassification of public land	N/A
Clause 5.3 Development near zone boundaries	N/A
Clause 5.4 Controls relating to miscellaneous permissible uses	N/A
Clause 5.5 Development within the coastal zone	N/A
Clause 5.6 Architectural roof features	N/A
Clause 5.7 Development below mean high water mark	N/A
Clause 5.8 Conversion of fire alarms	N/A
Clause 5.9 Preservation of trees or vegetation	N/A
Clause 5.9AA Trees or vegetation not prescribed by development control plan	N/A
Clause 6.1 Earthworks	N/A
Clause 6.10 Villages of Mulgoa and Wallacia	N/A
Clause 6.11 Orchard Hills	N/A
Clause 6.12 Twin Creeks	N/A
Clause 6.13 Waterside Corporate	N/A
Clause 6.14 Development of land in the flight paths of the site reserved for the proposed Second Sydney Airport	N/A
Clause 6.15 Location of sex services premises and restricted premises	N/A
Clause 6.2 Salinity	Complies
Clause 6.3 Flood Planning	Complies - See discussion
Clause 6.4 Development on natural resources sensitive land	N/A

Clause 6.5 Protection of scenic character and landscape values	Complies - See discussion
Clause 6.6 Servicing	Complies
Clause 6.7 Dwelling houses on certain land in Llandilo and Mulgoa	N/A
Clause 6.8 Dual occupancies and secondary dwellings in certain rural and environmental zones	N/A
Clause 6.9 Mulgoa Valley	N/A
Schedule 1 Additional permitted uses	N/A

Clause 2.3 Zone objectives

The proposed development has been considered having regard to the objectives of the zone, and found to be satisfactory.

Clause 2.3 Permissibility

Under Penrith LEP 2010, the proposed development is most suitably defined as a type of light Industry, which is a permissible land use in the zone.

Under the LEP, **light industry** means a building or place used to carry out an industrial activity (see definition below) that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following:

- (a) high technology industry,
- (b) home industry.

industrial activity means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

The proposed development is for the purpose of cleaning, washing, storage and transportation of portable toilets. The development, as proposed, is conservative in nature and does not include the permanent storage of more than 1 vehicle nor the treatment or disposal of effluent on the site. It will involve the cleaning of portable toilets which have already been serviced (onsite) in regard to effluent disposal. The cleaning procedure will occur in an area which is bunded and wastewater is collected in and temporarily stored in a tank which is regularly serviced and wastewater is transported offsite.

Having regard to the operational management regimes associated with the use, there is unlikely to interfere with the amenity of the neighbourhood by reason on noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit oil, or otherwise. Conditions of development consent limiting the use the development in this regard have been considered and are recommended to form part of the development consent.

Clause 4.3 Height of buildings

The existing structure is a standard sized shed like structure which is well within the maximum building height under the LEP (12 metres)

Clause 6.3 Flood Planning

The subject site is affected by mainstream flooding (from the Nepean River) and therefore is mapped to affected by flood related development standards and controls.

The objective of Clause 6.3 are:

- (a) to minimise the flood risk associated with the use of the land,

- (b) to limit uses to those compatible with flow conveyance function and flood hazard,

- (c) to manage uses to be compatible with flood risks,
- (d) to enable safe and effective evacuation of land,
- (e) to ensure the existing flood regime and flow conveyance capacity is not compromised,
- (f) to avoid detrimental effects on the environment that would cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or waterways.

Councils Development Engineers have considered the proposal advised that the 1% AEP flood level adopted for the site by Floodplain and Drainage section is 25.6m AHD. The flood planning level is therefore 26.1m AHD (inclusive of 0.5m freeboard). Exponare indicates that ground levels are approximately 25.0m AHD.

Having regard to the nature of the use and the fact that there is an existing structure on the site which is not being significantly altered, the existing levels of the site and the structure are satisfactory, providing the applicant is aware of the flood constraints on the site and associated hazards.

Clause 6.5 Protection of scenic character and landscape values

The proposed use will not alter the facade or presentation of the site to the street nor require the modification to building heights which may diminish views to or from scenic areas.

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

The following draft Environmental Planning Instruments (EPI's) apply to the site:

Stage 2 - Penrith LEP 2010

The subject site is proposed to be zoned IN1 under Stage 2 of the LEP. The zoning does not prohibit the proposed use of the site and is the same as that which currently applies to the site.

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

Development Control Plan 2010

Provision	Compliance
Part B - DCP Principles	Complies - see Appendix - Development Control Plan Compliance
Part C 1 - Site planning and design principles	Complies
Part C2 - Vegetation management	N/A
Part C3 - Water management	Complies
Part C4 - Land management	Complies
Part C5 - Waste management	Complies
Part C6 - Landscape design	Complies
Part C7 - Culture and heritage	N/A
Part C8 - Public domain	N/A
Part C9 - Advertising and signage	N/A
Part C10 - Transport, access and parking	Complies
Part C11 - Subdivision	N/A
Part C12 - Noise and vibration	N/A
Part C13 - Infrastructure and services	Complies
Part D4 - Industrial development	Complies - see Appendix - Development Control Plan Compliance

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

Fire safety

In accordance with Section 143 of the Environmental Planning and Assessment Regulation 2000, an assessment of the fire protection and structural capacity of the proposed building is necessary.

The application has been referred to Council's Building Surveyors for assessment with the following comments being provided:

It is proposed to use an existing industrial structure to store builders equipment, mainly portable toilets, for hire. The structure is partially open with an office in one corner and a single wc cubicle in the other corner. The building has a current AFSS for a hose reel, emergency and exit lights, and portable fire extinguishers. Hydrant coverage is provided from the street. It is expected there will be one employee so the wc facility is sufficient, however access for persons with disabilities should be provided to the office space. There is a small step up and providing a ramp should not be too onerous.

No CC has been applied for and is not required.

*The classification will be;
Class 7b Storage Area
Class 5 Office*

No objection is raised to the application subject to the recommended building conditions being included should consent be granted.

The proposed development complies with the requirements of the Regulations.

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

Likely impacts of the proposed development as identified throughout the assessment process include:

Natural resources and systems

The subject site is affected by mainstream flooding. Having regard to the frequency and non habitable nature of the proposed use and providing the applicant is aware of the limitations of the site and its flood affectation, the development is unlikely to have adverse impact on the health and safety of individuals as a result of flooding.

The subject site has a legal right to drain to Councils drainage system. The proposed use will not alter or increase stormwater drainage and therefore is unlikely to have any impact in this regard.

There are no previous land uses or consent which would give rise to contamination issues, the development is site is therefore suitably for the proposed used.

- ***The character of the place and its local and regional context***

The proposal use will not affect the bulk, scale, colour and design of other development in the locality. The development is unlikely to significantly impact on the amenity of the area and the streetscape. The development is compatible with the surrounding and adjacent land uses.

- ***Access, traffic and transportation impacts***

The development is unlikely to significantly impact on the local road system. The existing arrangements and provision of hard stand area will adequately cater for parking and access for the use.

The need for infrastructure and services like open space, water and sewerage, roads or social services

The provision of service certification (Section 73 Certification from Sydney Water) is recommended to form condition of development consent.

- ***Social and economic impacts***

The development does not pose adverse social or economic impact

- ***Health, safety and compatibility issues***

The proposed development is sensitive to environmental conditions and site attributes. The proposed development safeguards the health and safety of the occupants.

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

The site is suitable for the following reasons:

Examples:

- The site is zoned to permit the proposed use
- The use is compatible with surrounding/adjoining land uses
- The grade of the site is suitable for the design proposed
- The use is unlikely to have adverse environmental impact in its location
- Appropriate management regimes have been demonstrated as part of the development assessment, for Council to be satisfied the operation is relatively conservative.

Section 79C(1)(d) Any 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 - subject to conditions
Environmental - Environmental management	No objections - subject to conditions

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

The proposed development will not generate any significant issues of public interest.

Conclusion

In assessing this application against the relevant environmental planning policies, being SREP 20, Penrith LEP 2010 and Penrith DCP 2010, the proposal satisfies the aims, objectives and provisions of these policies.

In its current form, the proposal is unlikely to cause adverse impact on the amenity of the area or the environment.

The proposed design is site responsive, complies with key development standards and is in the public interest.

The site is suitable for the proposed use, 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 DA14/0119 for the use of a site for light industry (storage, cleaning and transportation of portable toilets) at 3 Peachtree Road PENRITH be approved subject to the attached conditions (Development Assessment Report Part B).

CONDITIONS

General

- 1 [A001](#)

The development must be implemented substantially in accordance with the Site Plan prepared by Turnbull Planning International Pty limited (ref: nor.pea3p_PlanofProposal) dated January 2014 and the supporting information stamped and approved by Council, except as may be amended in red on the attached plans and by the following conditions.
- 2 [A019 - OCCUPATION CERTIFICATE \(ALWAYS APPLY\)](#)

The development shall not be used or occupied until an Occupation Certificate has been issued.
- 3 [A020 - Use of building](#)

The building shall not be used under any circumstances for any commercial or habitable residential activity.
- 4 [A026 - Advertising sign \(not for residential\)](#)

A separate development application for the erection of a sign or advertising structure, other than an advertisement listed as exempt development, is to be submitted to Penrith City Council, complying with the requirements of Penrith Development Control Plan-Advertising Signs.
- 5 [A029 - HOURS OF OPERATION AND DELIVERY TIMES](#)

The operating hours are from 6:00am to 2:30pm Mondays to Sunday.
- 6 [A030 - No retail sales](#)

No retail sale of goods shall be conducted from the subject premises.
- 7 [A031 - No vehicle sales](#)

No motor vehicles are to be displayed for sale on the subject premises.
- 8 [A032 - Goods in buildings](#)

All materials and goods associated with the use shall be contained within the building at all times.
- 9 [A038 - LIGHTING LOCATIONS](#)

The provision of exterior lighting shall be located and directed in such a manner so as not to create a nuisance to surrounding landuses. The lighting shall be the minimum level of illumination necessary for safe operation. The lighting shall be in accordance with AS 4282 "Control of the obtrusive effects of outdoor lighting" (1997).
- 10 [A039 - Graffiti](#)

The finishes of all structures and buildings are to be maintained at all times and any graffiti or vandalism immediately removed/repaired.
- 11 [A Special \(BLANK\)](#)

Mechanical repairs of vehicles is not permitted to occur on the subject site. No storage of goods and materials associated with mechanical repairs is to occur).
- 12 [A special BLANK](#)

No effluent generated from the use of the portaloos shall be stored onsite within the portaloos or any other location. All effluent generated from the use of the portaloos shall be disposed of offsite at a suitably licensed waste facility prior to the return and storage of any hire portaloos equipment on the site.
- 13 [A special BLANK](#)

The operation of the premises and associated equipment shall be in accordance with the *Plan of Management for the Proposed Builders Hire Equipment Storage Facility - 3 Peachtree Road PENRITH - prepared by Turnbull Planning International PTY LIMITED - dated March 2014.*
- 14 [A special BLANK](#)

The wastewater holding tank located onsite shall be emptied on a regular basis of at least once a week or as required to prevent overflow. All wastes and liquid wastes are to be disposed of in accordance with the requirements of the Protection of the Environment Operations Act 1997.

Demolition

- 15 [B005 - Mud/Soil](#)

Mud and soil from vehicular movements to and from the site must not be deposited on the road.

Environmental Matters

16 **D005 – No filling without prior approval (may need to add D006)**

No fill material is to be imported to the site without the prior approval of Penrith City Council in accordance with Sydney Regional Environmental Plan No.20 (Hawkesbury- Nepean River) (No.2-1997). No recycling of material for use as fill material shall be carried out on the site without the prior approval of Council.

17 **D009 - Covering of waste storage area**

All waste materials stored on-site are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays / bins so as to allow for the separation of wastes, and are to be fully enclosed when the site is unattended.

18 **D014 - Plant and equipment 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 offensive noise.

19 **D023 - Bunding**

All works and storage areas where spillages are likely to occur shall be bunded. The size of the area to be bunded shall be calculated as being equal to 10% of the total volume of containers stored, or 110% of the largest container stored, whichever is the greater. All bunded areas shall be graded to a blind sump so as to facilitate emptying and cleaning.

20 **D026 - Liquid wastes**

Only clean and unpolluted water is to be discharged into Penrith City Council's stormwater drainage system. Liquid wastes suitable for discharge to the mains sewer are to be discharged in accordance with Sydney Water requirements.

If mains sewer is not available or if Sydney Water will not allow disposal to the sewer then a licensed waste contractor is to remove the liquid waste from the premises to an appropriate waste facility.

The waste contractor and waste facility are to hold the relevant licenses issued by the NSW Environment Protection Authority.

BCA Issues

21 **E006 - Disabled access and facilities**

Access for persons with disabilities is to be provided and maintained in accordance with the requirements of the Building Code of Australia and AS 1428 "Design for Access and Mobility".

22 **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.
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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.

23 [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.

Utility Services

24 [G002 - Section 73 \(not for](#)

A Section 73 Compliance Certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water. The application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's website at www.sydneywater.com.au then the "e-developer" icon, or telephone 13 20 92.

The Section 73 Compliance Certificate must be submitted to the Principal Certifying Authority prior to the issue of [an Occupation Certificate.

Engineering

25 [K027 - Car Parking](#)

A total of 7 off-street parking spaces are to be provided, linemarked and maintained for the development, generally in accordance with the approved site plan. The parking space dimensions and manoeuvring areas are to comply with AS2890.1 and AS2890.2 the Building Code of Australia and the Commonwealth Disability Discrimination Act.

26 [K Special condition - Flood level](#)

You are advised that Council's adopted flood level for this location is RL 25.6m AHD. Council records indicate that the approximate ground level in the vicinity of the existing building is RL 25.0m AHD (approximately 0.6m below the standard flood level). Use of this building should reflect the flood risk.

Landscaping

27 [L005 - Planting of plant](#)

All plant material associated with the construction of approved landscaping is to be planted in accordance with the Tree Planting Specification prescribed in Penrith Council's Landscape Development Control Plan.

28 [L006 - Aust Standard](#)

All landscape works are to meet industry best practice and the following relevant Australian Standards:

- AS 4419 Soils for Landscaping and Garden Use,
- AS 4454 Composts, Soil Conditioners and Mulches, and
- AS 4373 Pruning of Amenity Trees.

29 [L008 - Tree Preservation Order](#)

No trees are to be removed, ringbarked, cut, topped or lopped or wilfully destroyed (other than those within the proposed building footprint or as shown on the approved plans) without the prior consent of Penrith City Council and in accordance with Council's Tree Preservation Order and Policy.

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

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

31 [L Special \(BLANK\)](#)

The provision of landscape species for the small landscape bed forward of the building (as identified on the stamped approved site plan) shall comprise of locally endemic species which are consistent with the landscape character of the surrounding area.

Prior to the issue of a Final Occupation Certificate, evidence shall be provided to Penrith City Council demonstrating the landscaping has been established on the site, in accordance with the stamped approved plan.

Payment of Fees

32 **P001 - Costs**

All roadworks, dedications and drainage works are to be carried out at the applicant's cost.

33 **P002 - Fees associated with Council land (Applies to all works & add K019)**

Prior to the commencement of any works on site, all fees associated with Penrith City Council-owned land and infrastructure shall be paid to Council. These fees include Road Opening fees and Infrastructure Restoration fees.

Certification

34 **Q006 - Occupation Certificate (Class 2 - 9)**

An Occupation Certificate is to be obtained from the Principal Certifying Authority on completion of all works and prior to the occupation of the building/tenancy and commencement of the approved use. The Occupation Certificate shall not be issued if any conditions of this consent, but not the conditions relating to the operation of the development, are outstanding, and the development does not comply with the provisions of the Environmental Planning and Assessment Act and Regulation.

A copy of the Occupation Certificate and all necessary documentation supporting the issue of that Certificate including the above mentioned documents shall be submitted to Penrith City Council, if Council is not the Principal Certifying Authority.

Appendix - Development Control Plan Compliance

Development Control Plan 2010

D4 - Industrial development

Clause	Not Applicable	Complies	Does Not Comply	Comments
4.1. Key Precincts	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	The proposed use will not alter the heights, setbacks or building presentation for the site.
4.2. Building Height	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
4.3. Building Setbacks and Landscape	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
4.4. Building Design	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	The development includes some landscape embellishment forward of the existing building. A condition of development consent is recommended to require that specie selection be locally endemic and consistent with the surrounding landscape character of the area.
4.5. Storage of Materials & Chemicals	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	The proposed use will not include the storage of chemicals which require consideration under SEPP 33. Conditions of development consent are recommended to require the internal storage of goods and material associated with the use as well as prohibited and practices which have not been considered as part of the assessment (i.e. mechanical repairs of vehicles, onsite wastewater disposal, storage of hazardous material etc.)
4.6. Accessing and Servicing the Site	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	The site has satisfactory access and circulation areas are stabilised. Condition of consent recommended to require compliance with AS2890 in regard to linemarking and widths of carparking spaces.
4.7. Lighting	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	