

PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA17/0096
Proposed development:	Additions to Existing Waste Management Facility to Create Enclosed Storage Area
Property address:	42 - 46 Charles Street, ST MARYS NSW 2760
Property description:	Lot 300 DP 1143213
Date received:	16 February 2017
Assessing officer	Mahbub Alam
Zoning:	IN1 General Industrial - LEP 2010
Class of building:	Class 8
Recommendations:	Approve

Executive Summary

Council is in receipt of a development application for the industrial development - alterations and additions to the approved waste facility centre. The site is zoned *IN1 - General Industrial* under the provisions of *Penrith Local Environmental Plan 2010 (LEP 2010)*. The proposed alterations and additions involve the enclosure and roofing of the existing yard to prevent migration of dust and sediment off site from the existing activity in that area.

The applicant has submitted additional information demonstrating the shed provides additional storage to the existing building. In this case, the proposal is ancillary to the existing approved development and therefore a permissible land use in the zone.

An assessment under Section 79C of the *Environmental Planning and Assessment Act, 1979 (as amended) (EP&A Act)* has been undertaken. It is concluded that the proposal is consistent with the objectives of *LEP 2010* and Penrith Development Control Plan 2014 (DCP 2014) and the application is recommended for approval.

Background

In 17 September 2013, JRPP granted consent to DA13/0471 which included waste or resource management facility and the application was designated development.

The existing approved development involves the sorting, processing, treatment, curing and temporary storage of approximately 77,400 tonnes per annum of contaminated soils, restricted soils, greases, oil filters, drill muds, stormwater and canal dredging materials. The processing capacity of acid sulphate soils is 22,000 tonnes per annum whilst the approved development enables 99,400 tonnes of various waste streams to be treated per annum.

The provisions of Schedule 3 of the Regulations will be the criteria under which the proposal is assessed and whether or not the proposed alterations and additions are designated development.

The principal Clause of Schedule 3 states that *development involving alterations or additions to development (whether existing or approved) is not designated development if, in the opinion of the consent Authority, the alterations or additions do not significantly increase the environmental impacts of the total development (that is the development together with the additions or alterations) compared with the existing or approved development.*

The proposed alterations and additions have been assessed against the provisions of Clause 35 and 36 of Part 2 of Schedule 3 of the Environmental Planning and Assessment Regulations and this assessment, primarily due to the fact that there will be no increase in waste throughput or likely traffic generation, will not require the preparation of an Environmental Impact Statement.

The application was referred to NSW Environment Protection Authority (EPA) for further review. EPA has supported the proposed development.

Site & Surrounds

The subject site is situated on the southern end of Charles Street, with the southern portion adjoining Dunheved Circuit thus providing dual ingress and egress for vehicular traffic. The site is located within a central location of the industrial precinct of St Marys and is serviced by Link Road to the north. It is 1.528 Ha in area and the main entry is orientated in a western direction. The site is completely occupied by hardstand area except for some formal landscaping around the main reception/office area.

The surrounding area is characterised by large scale industrial development.

Proposal

The proposed development includes the following aspects:

- Construction of an integrated shed between existing operational areas.
- The proposed additional enclosure provides improved containment of potential dust and odour risks during soil handling and immobilisation activities. No increase in approved annual volume is requested and treatment will be by existing processes on site.

The subject works encompass a structure that will enable processing of waste to occur in a manner that avoids potential run-off and prevents the migration of dust from the storage and processing work to be carried out within the proposed structure.

Plans that apply

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- State Environmental Planning Policy No 33—Hazardous and Offensive Development
- State Environmental Planning Policy No 55—Remediation of Land
- 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

State Environmental Planning Policy No 33—Hazardous and Offensive Development

The provisions of the State Environmental Planning Policy apply to the subject site and any Development Application to Council must address the applicability of the above SEPP. The proposal does not invoke the relevant provisions of the SEPP.

State Environmental Planning Policy No 55—Remediation of Land

The issue of site contamination was addressed in the parent consent (DA13/0471) for the Waste Facility on the subject site.

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No. 2 – 1997) (REP 20) integrates planning with catchment management to protect the Hawkesbury-Nepean river system, requiring the impact of future land use to be considered in a regional context. The plan covers water quality and quantity, environmentally sensitive areas, riverine scenic quality, agriculture and urban and rural-residential development. It controls development that has the potential to impact on the river environment. The REP is supported by an Action Plan, which includes actions necessary to improve existing conditions.

The development proposal has been assessed and subject to conditions of development consent, found to be in accordance with the general planning considerations set out in Clause 5 of the REP and the relevant specific planning policies and related recommended strategies set out in Clause 6.

Local Environmental Plan 2010 (Amendment 4)

Provision	Compliance
Clause 2.3 Permissibility	Complies - See discussion
Clause 4.3 Height of buildings	Complies - See discussion
Clause 5.9 Preservation of trees or vegetation	Complies - See discussion
Clause 6.2 Public utility infrastructure	Complies - See discussion

Clause 2.3 Permissibility

The site is zoned *IN1 - General Industrial* under the provisions of *Penrith Local Environmental Plan 2010 (LEP 2010)*. The proposed alterations and additions involve the enclosure and roofing of the existing yard to prevent migration of dust and sediment off site from the existing activity in that area.

The applicant has submitted additional information demonstrating the shed provides additional storage to the existing dwelling. In this case, the proposal is ancillary to the existing approved development and therefore a permissible land use in the zone.

Clause 4.3 Height of buildings

The height of the proposed building on the subject site is 11.5 metres. This height is consistent and lower (in many cases) than building heights in the locality. The building height as proposed will not adversely impact upon residential areas as there are no adjacent residential areas likely to be affected by overshadowing, view loss and the like.

Clause 5.9 Preservation of trees or vegetation

The location of the proposed works does not contain any significant vegetation.

Clause 6.2 Public utility infrastructure

The subject site is well served by existing public utility infrastructure and is considered sufficient with all services already available. These services will be augmented and extended where required as part of the proposed construction works.

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

Development Control Plan 2014

Provision	Compliance
D4.1. Key Precincts	N/A
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
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
D4.8 Lighting	Complies

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

The proposal development is satisfactory with respect to the Environmental Planning and Assessment Regulations (2000).

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

- The proposed alterations and additions will not adversely impact upon flora and fauna, soil or water quality, air quality or the conservation of natural resources.
- The proposed alterations and additions are consistent with the current and future character of the locality as expressed within the relevant planning controls.
- The proposed alterations and additions will not alter the compatibility with the adjacent land uses.
- The bulk and scale of the proposed alterations and additions will be in keeping with that of surrounding properties.
- The proposed alterations and additions will not unreasonably impact upon the solar access to nearby sites.
- There are no unreasonable impacts upon views and vistas across or around the subject site.
- The proposed alterations and additions have been designed to meet the subject site requirements.
- Vehicle access, building layout and landscaping will remain unchanged.
- The proposed alterations and additions have been designed to ensure minimal impact on the public domain.
- There are no unreasonable amenity impacts from the proposed alterations and additions.
- The proposed alterations and additions will not result in any adverse, social or economic impacts.

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

The subject site, by virtue of its topography, size and locality is suitable for the proposed alterations and additions.

Section 79C(1)(d) Any Submissions

Community Consultation

In accordance with Appendix F4 of the Penrith Development Control Plan for the City of Penrith 2014 – Notification and Advertising, the proposed development was notified to nearby and adjoining residents and placed on public exhibition from 24 February 2017 to 10 March 2017. Council did not receive any submission in response.

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
Environmental - Waterways	No objections - subject to conditions
Traffic Engineer	No objection

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

The proposed alterations and additions will not unreasonably impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

Conclusion

The proposed development is in accordance with the relevant provisions of the environmental planning instruments, and DCP pertaining to the land. Subject to the recommended conditions, the proposed development is unlikely to have a significant negative impact on the surrounding environment. The proposed development represents a significant contribution to waste recycling functions in the St Marys Industrial area and has commendable environmental sustainability initiatives.

The proposed development has been assessed against the relevant heads of consideration contained in Section 79C of the *Environmental Planning and Assessment Act 1979 and Regulations 2000* and has been found to be satisfactory. The likely impacts have been considered and found to be satisfactory and the site is suitable for the proposed development and the proposal is in the public interest. The proposal is therefore worthy of support.

Recommendation

The Development Application (DA17/0096) for alterations and additions to the existing waste facility centre at 42-46 Charles Street ST MARYS NSW 2760 (Lot 300 DP 1143213) be approved subject to attached conditions.

General

1 [A001](#)

The development must be implemented substantially in accordance with the following plans

Drawing Title	Drawing No.	Prepared By	Dated
Title Page & Views	A000	Toxfree	21/04/2017
Site Plan	A100 (Rev – A)	Toxfree	21/04/2017
Ground Floor Plan – Integrated Storage Extension	A101 (Rev – A)	Toxfree	21/04/2017
Elevation & Sections	A102	Toxfree	21/04/2017

and any supporting information received with the application, 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 [A039 - Graffiti](#)

The finishes of all structures and buildings are to be maintained at all times and any graffiti or vandalism immediately removed/repaired.

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 \(BLANK\)](#)

The development shall comply with the conditions contained in the General Terms of Approval issued by the NSW Environmental Protection Authority Reference 1514926, dated 15 July 2013.

6 [A Special Condition \(BLANK\)](#)

Prior to the issue of Construction Certificate the Statement of Environmental Effects must be modified to incorporate the use of efficient (WELS) rated fittings and rainwater harvesting and reuse for the development to meet 80% of non-potable demand including outdoor use and toilets, or provide adequate justification as to why this is not feasible for this development.

Demolition

7 [B002 - AS FOR DEMOLITION AND DISPOSAL TO APPROVED LANDFILL SITE](#)

All demolition works are to be conducted in accordance with the provisions of AS 2601-1991 "The Demolition of Structures". **Prior to demolition**, all services shall be suitably disconnected and capped off or sealed to the satisfaction of the relevant service authority requirements.

All demolition and excavated material shall be disposed of at a Council approved site or waste facility. Details of the proposed disposal location(s) of all excavated material from the development site shall be provided to the Principal Certifying Authority **prior to commencement of demolition**.

8 B003 - ASBESTOS

You should read Council's Fact Sheet titled "Handling and Disposal of Fibrous Cement Products" **before any demolition works commence on the site.**

Prior to commencement of demolition works on site, a portaloo with appropriate washing facilities shall be located on the site and the Principal Certifying Authority is to be satisfied that:

- Measures are in place so as to comply with the WorkCover Authority's "Short Guide to Working with Asbestos Cement" and
- The person employed to undertake the works is a licensed asbestos removal contractor and is holder of a current WorkCover Asbestos Licence.

Any demolition works involving the removal of all asbestos shall only be carried out by a licensed asbestos removal contractor who has a current WorkCover Asbestos Licence.

All asbestos laden waste, including asbestos cement flat and corrugated sheeting must be disposed of at a tipping facility licensed by the Environmental Protection Authority to receive asbestos wastes.

9 B004 - Dust

Dust suppression techniques are to be employed during demolition and construction to reduce any potential nuisances to surrounding properties.

10 B005 - Mud/Soil

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

Environmental Matters

11 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.

12 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.

13 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.

14 D019 - Bunding-fuel tanks

Above ground fuel storage tanks shall be installed on a concrete surface and protected by a grated drainage system to a dead-end sump or by a bund. The storage capacity of the bund or sump shall be equal to 110% of the volume of the tank.

15 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

16 **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.

17 **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.

Construction

18 **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.

19 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.

20 H006 - Submission of and implement waste management plan

A completed construction waste management plan shall be submitted to Penrith City Council for consideration and approval. Council must approve the plan before works can commence on site.

The waste management plan shall be prepared in accordance with the Penrith Development Control Plan, and shall address all waste materials likely to result from the proposed development, with details of the estimated waste volumes, onsite storage and management, proposed re-use of materials, designated waste contractors, recycling outlet and / or landfill site.

The approved waste management plan must be implemented on-site and adhered to throughout all stages of the development including demolition, with supporting documentation / receipts retained in order to verify the recycling and disposal of materials in accordance with the approved plan.

21 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.

Engineering

22 [K101 - Works at no cost to Council](#)

All roadworks, stormwater drainage works, associated civil works and dedications, required to effect the consented development shall be undertaken at no cost to Penrith City Council.

23 [K201 - Infrastructure Bond](#)

An Infrastructure Restoration Bond is to be lodged with Penrith City Council for development involving works around Penrith City Council's Public Infrastructure Assets. The bond is to be lodged with Penrith City Council prior to the issue of any Construction Certificate. The bond and applicable fees are in accordance with Council's adopted Fees and Charges.

An application form together with an information sheet and conditions are available on Council's website.

Contact Penrith City Council's City Works Department on (02) 4732 7777 or visit Penrith City Council's website for more information.

24 [K209 - Stormwater Discharge – Minor Development](#)

Stormwater drainage from the site shall be discharged to the existing site drainage system.

The proposed development and stormwater drainage system shall be designed to ensure no adverse impact on adjoining properties by the diversion, damming or concentration of stormwater flows.

The proposed method of stormwater discharge shall be detailed in the Construction Certificate issued by the Certifying Authority.

25 [K222 - Access, Car Parking and Manoeuvring – General](#)

Prior to the issue of any Construction Certificate, the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1, AS2890.2, AS2890.6 and Penrith City Council's Development Control Plan.

26 [K301 - Sediment & Erosion Control](#)

Prior to commencement of any works associated with the development, sediment and erosion control measures shall be installed in accordance with the approved Construction Certificate and to ensure compliance with the Protection of the Environment Operations Act 1997 and Managing Urban Stormwater series from the Office of Environment and Heritage.

The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

27 [K501 - Penrith City Council clearance – Roads Act/ Local Government Act](#)

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority shall ensure that all works associated with a S138 Roads Act approval or S68 Local Government Act approval have been inspected and signed off by Penrith City Council.

28 [K503 - Works as executed – General and Compliance Documentation](#)

Prior to the issue of an Occupation Certificate, works-as-executed drawings, final operation and maintenance management plans and any other compliance documentation shall be submitted to the Principal Certifying Authority in accordance with Penrith City Council's Engineering Construction Specification for Civil Works, WSUD Technical Guidelines and Stormwater Drainage for Building Developments.

An original set of Works As Executed drawings and copies of the final operation and maintenance management plans and compliance documentation shall also be submitted to Penrith City Council with notification of the issue of the Occupation and / or Subdivision (Strata) Certificate where Penrith City Council is not the Principal Certifying Authority.

Landscaping

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.

Certification

31 [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

D4 Industrial Development

Building Height

The height of the proposed structure, at 11.5 metres is consistent with the relevant height controls.

Building Setbacks and Landscape

The setback to the primary street frontage, namely Charles St, will remain unchanged whilst the setback to the northern boundary will be consistent with the setbacks of the existing buildings along this boundary.

The existing landscaping to the Charles St frontage is unchanged. There will be no loss of landscaped area as a consequence of the proposed structure.

The alterations and additions will be barely visible for either Charles St or Dunheved Circuit however, all external finishes will be consistent with the existing buildings and will not be visually intrusive when viewed from nearby public spaces.

Storage of Materials and Chemicals

No changes are proposed to the quantity or location of material storage apart from the fact that the proposed integrated storage building will allow a greater degree of control over materials stored within the structure.

Accessing and Servicing the Site

No changes are proposed to site access.