

# PENRITH CITY COUNCIL

## MAJOR ASSESSMENT REPORT

<b>Application number:</b>	DA18/0491
<b>Proposed development:</b>	Use and Internal Fit-out of an Existing Industrial Unit as a Vehicle Tyre Workshop
<b>Property address:</b>	137 Coreen Avenue, PENRITH NSW 2750
<b>Property description:</b>	Lot 301 DP 860777
<b>Date received:</b>	15 May 2018
<b>Assessing officer</b>	Lucy Goldstein
<b>Zoning:</b>	IN1 General Industrial - LEP 2010
<b>Class of building:</b>	Class 8
<b>Recommendations:</b>	Approve

### Executive Summary

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Council is in receipt of a development application for the use and internal fit-out of an existing industrial unit as a vehicle tyre workshop at 137 Coreen Avenue, Penrith.

Under Penrith Local Environmental Plan 2010, the proposal is defined as a 'Vehicle Repair Station'. The site is zoned IN1 General Industrial, and the proposed use is a permitted land use in the zone with Council consent.

Key issues identified in the assessment of this application include:

#### Car parking:

- The proposal provides twelve (12) onsite car parking spaces, resulting in a shortfall of twelve (12) onsite car parking spaces as required by Penrith Development Control Plan 2014 (24 car spaces in total required).
- To minimise car parking impacts, the applicant amended the proposal by reducing the number of work bays from seven (7) as originally lodged, to four (4) work bays, and provided additional car parking spaces at the rear of the lot.
- Given these amendments and in considering the scale of the development, in that the development will have five (5) staff members and the development is expected to service 8-10 vehicles per day scheduled by appointment only, the proposed onsite car parking is considered acceptable.

#### Colour Schedule

- An amended Colour Schedule dated 30 July 2018 was submitted to Council demonstrating that the development is compatible with the character of the surrounding development.

An assessment under Section 4.15 of the Environmental Planning and Assessment Act 1979 has been undertaken and given the key issues raised as detailed above have been resolved, the application is recommended for approval, subject to recommended conditions.

## Site & Surrounds

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The subject site is located on the northern side of Coreen Avenue at the intersection of Coreen Avenue and Coombes Drive. The site is located within an established industrial area with surrounding land uses consisting of vehicle repair stations, industrial retail outlets and warehouses.

The site is occupied by a number of existing buildings used as industrial retail outlets and warehouses. The existing building to which the subject application is located was approved under DA985025.

## Proposal

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The proposal involves the following development:

- Use of an existing industrial unit for the purpose of a tyre centre involving the sale and fitment of tyres, retreads, batteries and other similar merchandise, and carrying out wheel alignments and motor vehicle repairs;
- Operating hours of 8:00am to 5:00pm Monday to Friday, and 8:00am to 1:00pm Saturday;
- Expected vehicles to be serviced per day between 8-10, and a total of 5 employees;
- Internal fit out works, including construction of an internal show room, office, staff/lunch room and accessible bathroom; and
- Provision of business identification signage.

## Plans that apply

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- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- State Environmental Planning Policy No 64—Advertising and Signage
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

## Planning Assessment

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### • Section 79C - Evaluation

The development has been assessed in accordance with the matters for consideration under Section 4.15 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 64—Advertising and Signage

An assessment has been undertaken of the application against relevant criteria within State Environmental Planning Policy No 64—Advertising and Signage (SEPP 64).

The proposed signage is consistent with the aims and objectives of SEPP 64, and subject to conditions the proposal is satisfactory in regards to the requirements under Schedule 1 as detailed below:

### 1. Character of the Area

The proposal is compatible with the existing and desired future character of the area.

### 2. Special Areas

It is noted that mapped Heritage Items are located adjacent to the site (south-west) on Coreen Avenue. The application proposes a business identification sign located at the front of the lot, and signage/business logo located on the building. However, given that the application proposes to utilise an existing signage post (at the front of the lot), and given that the building is setback approximately 60m from Coreen Avenue, the works are not considered to have generate adverse visual impact.

### 3. Views and Vistas

The proposed signage is not visually dominate and does not obscure or compromise important views.

### 4. Streetscape, Setting or Landscape

It is noted existing trees are located on the south-east elevation, providing screening from Coombes Drive.

### 8. Safety

Given the scale, location and design of the proposed signage, it is unlikely to result in adverse safety impacts.

## 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 (Amendment 4)

Provision	Compliance
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

Under the provision of the Penrith Local Environmental Plan 2010, the site is zoned IN1 General Industrial. The proposed development is consistent with the definition of a 'Vehicle Repair Station' which *'means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.'*

A 'Vehicle Repair Station' is a permitted land use in the zone with Council consent.

### Clause 2.3 Zone objectives

The proposed development is consistent with the zone objectives, specifically:

- *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; and*
- *To promote development that makes efficient use of industrial land.*

### Clause 4.3 Height of buildings

The development seeks consent for the change of use and fit out of an existing industrial unit as a 'Vehicle Repair Station'. The proposal does not involve external building works, and will not alter the existing building height, and as such complies with the building height requirements.

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

### Development Control Plan 2014

Provision	Compliance
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	Complies - see Appendix - Development Control Plan Compliance
C10 Transport, Access and Parking	Does not comply - see Appendix - Development Control Plan Compliance
C11 Subdivision	N/A
C12 Noise and Vibration	Complies
C13 Infrastructure and Services	Complies

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

Subject to conditions, the proposed development complies with the requirements of the Regulations.

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

### Context and Setting

- The proposed use and design is compatible with the adjoining land uses, and is unlikely to generate adverse visual or amenity issues.

### Environmental

- Anticipated air pollution and odour will not create an issue with this development as minimal demolition works are proposed. Dust generation during the construction and operational phases will be managed through the conditions of consent.
- A Waste Management plan prepared by Ark Express Design Pty Ltd on 16 May 2018 was submitted with this development application. A condition of consent is recommended requiring an amended waste management plan be submitted to Council detailing the names and addresses of private contractors, as well as disposal methods of vehicle tyres and batteries.
- It is noted that the application did not include an acoustic report or noise management plan which addresses how noise will be managed during the construction and operational phases. However, given the location of the site is within an existing industrial area, and the nearest dwelling is located approximately 235m from the development, it is considered unlikely that the development will generate adverse noise impacts. However, conditions of consent are recommended requiring that in the event of Council receiving a complaint regarding excessive noise, Council may direct the person(s) in control of the premises to at their own cost arrange for an acoustic investigation to be carried out (by a suitably qualified person) and submit a report to Council specifying the proposed methods for the control of noise emanating from the premises.

### Flooding

- The front of the subject lot in Coreen Avenue is flood affected, and the adopted 1% AEP flood level for the area is RL 25.4m AHD. The survey plan shows the existing floor level at RL 25.91m AHD which is at the Flood Planning Level of RL 25.9m AHD. As such, the proposal complies with Council's flood planning requirements.

### Car Parking and Traffic

- The proposal provides appropriate onsite car parking to accommodate the proposed scale of development. Refer to *C.10 Transport, Access and Parking* discussion in this report, under the Development Control Plan 2014 section.

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

The site is suitable for the proposed development for the following reasons:

- The proposal is to provide a suitable use of an existing industrial building;
- The proposal is a permissible land use in the IN1 General Industrial zone under the provisions of Penrith Local Environmental Plan 2010;
- The proposal is consistent with the objectives of the zone;
- Adequate on-site parking has been provided for the development; and
- The proposal would have minimal impact on the amenity of the surrounding developments.

## Section 79C(1)(d) Any Submissions

### Community Consultation

In accordance with Appendix F4 of Penrith Development Control Plan 2014, the proposed development type does not require to be notified.

### Referrals

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

Referral Body	Comments Received
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 is consistent with the objectives of the Environmental Planning and Assessment Act 1979 in that it promotes the co-ordinated, orderly and economic use and development of the land. Further to this, the proposal will not result in adverse environmental or amenity impacts. As such, the proposal, subject to conditions will not generate significant issues of public interest.

## **Conclusion**

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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. Given this, the proposal is recommended for approval, subject to conditions.

## **Recommendation**

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1. That development application DA18/0491 for the use and internal fit-out of an existing industrial unit as a vehicle tyre workshop at 137 Coreen Avenue, 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 stamped approved plans, the application form, and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Title	Reference	Issue	Author	Date
Construction, Site & Waste Management Plan	Job no. 18256	B 001	ArkExpress	15 July 2018
Existing Overall Elevations	Job no. 18256	B 201	ArkExpress	15 July 2018
Existing Overall Sections	Job no. 18256	B 202	ArkExpress	15 July 2018
Area 5 - Existing Ground Floor & Demolition Plan	Job no. 18256	B A5-101	ArkExpress	15 July 2018
Area 5 - Proposed Ground Floor	Job no. 18256	B A5-102	ArkExpress	15 July 2018
Signage	CIM No.36368, Job no. 36405	1-Revision 2	Rondell Johnson	5 July 2018
Colour Schedule	CIM No.36368, Job no. 37309	1-Revision (Option 1)	Rondell Johnson	30 July 2018

### 2 A019 - OCCUPATION CERTIFICATE

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

### 3 A029 - HOURS OF OPERATION AND DELIVERY TIMES

Operating hours for the development are limited between 8:00am to 5:00pm Mondays to Fridays, and 8:00am to 1:00pm Saturdays. No operation is to take place on Sundays and public Holidays. Delivery and service vehicles generated by the development are also limited to these hours.

### 4 A032 - Goods in buildings

All materials and goods associated with the use shall be contained within the building at all times.

### 5 A046 - Obtain Construction Certificate before commencement of works

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

### 6 A Special - NSW Fire Safety Guideline for Storage of Rubber Tyres

The development shall be carried out in accordance with the requirements of the NSW Fire Safety Guideline for Storage of Rubber Tyres.

### 7 A Special - Number of Vehicle Hoists

The development subject of this application shall contain a maximum five (5) vehicle hoists.

### 8 A Special - Signage

No signage is to be illuminated.

**Prior to the issue of an Occupation Certificate**, details of the dimensions of the sign fronting Coreen Avenue (identified as 4A on the plan referenced CIM No.36368 dated 5 July 2018) shall be provided to Penrith City Council for review and approval.

## Demolition

### 9 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.

### 10 B004 - Dust

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

### 11 B005 - Mud/Soil

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

### 12 B006 - Hours of work

Demolition and construction works will be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7:00am to 6:00pm
- Saturdays, 7:00am to 1:00pm (if inaudible on neighbouring residential premises), otherwise 8:00am to 1:00pm
- No demolition or construction work is permitted on Sundays and Public Holidays."

In the event that the demolition relates to works inside the building and do not involve external walls or the roof, and do not involve the use of equipment that emits noise then the demolition works are not restricted to the hours stated above.

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

## Environmental Matters

### 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 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 nearest affected premises. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.



15 **D022 - Mechanical repairs**

All mechanical repairs shall be conducted within the workshop area which shall be provided with suitable pollution control devices that removes grease, oil, petroleum products and grime prior to discharge to the sewer system in accordance with the requirements of Sydney Water.

No mechanical work including the painting of vehicles and preparation of vehicles for painting such as rubbing back and washing shall be carried out in open driveways or car parking areas.

16 **D027 - SW lines not to be Touched**

The stormwater drainage system shall not be altered or new lines directed into the system without the prior approval of Penrith City Council.

17 **D029 - Manufacture use**

All manufacture and assembly associated with the use shall be conducted within the confines of the building at all times.

18 **D Specia - Alarm**

Where an intruder alarm is installed on the premises it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.

19 **D Special - Noise Levels**

In the event that Council receives a complaint regarding excessive noise, Council may require the proponent to arrange for an acoustic investigation to be carried out by a suitably qualified person, at the cost of the proponent. In this instance, a report shall be submitted to Council for approval, specifying the measures to minimise noise levels generated by the development.

20 **D Special - Stormwater Signage**

Signs shall be displayed adjacent to all stormwater drains on the premises indicating that only rain water is allowed to enter these drains. Examples of possible signage include: 'Clean Rainwater Only' , 'Rain water only - NO waste'.

21 **D Special - Water Management**

The business is to be operated in a manner so that no contaminants from the workshop are permitted to enter the stormwater drainage system by the washing down of work areas or the disposal of waste and spills.

## **BCA Issues**

22 **E006 - Disabled access and facilities**

Access and sanitary facilities for persons with disabilities are to be provided and maintained in accordance with the requirements of the Building Code of Australia and AS 1428 "Design for Access and Mobility". Details of compliance are to be provided in the relevant plans and specifications accompanying the Construction Certificate application.

### 23 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.

### 24 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.

## Engineering

### 25 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.

### 26 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 commencement of any works on site or prior to the issue of any Construction Certificate, whichever occurs first. 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.

## 27 [K202 - S138 Roads Act – Works and Structures - Minor Works in the public road DRIVEWAYS ROAD OPENINGS](#)

Prior to the issue of any Construction Certificate, a Section 138 Roads Act applications, including payment of application and inspection fees, shall be lodged and approved by Penrith City Council (being the Roads Authority for any works required in a public road). These works may include but are not limited to the following:

- a) Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
- b) Concrete footpaths and or cycleways
- c) Road opening for utilities and stormwater (including stormwater connection to Penrith City Council roads and other Penrith City Council owned drainage)
- d) Road occupancy or road closures
- e) The placement of hoardings, structures, containers, waster skips, signs etc. in the road reserve
- f) Temporary construction access

All works shall be carried out in accordance with the Roads Act approval, the development consent, including the stamped approved plans, and Penrith City Council's specifications, guidelines and best engineering practice.

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

### *Note:*

- Where Penrith City Council is the Certifying Authority for the development, the Roads Act approval for the above works may be issued concurrently with the Construction Certificate.
- Separate approvals may also be required from the Roads and Maritime Services for classified roads.
- All works associated with the Roads Act approval must be completed prior to the issue of any Occupation Certificate or Subdivision Certificate as applicable.
- On completion of any awning over the road reserve, a certificate from a practising structural engineer certifying the structural adequacy of the awning is to be submitted to Council before Council will inspect the works and issue its final approval under the Roads Act.

## 28 [K701 - Flood Risk Advice](#)

You are advised that Penrith City Council's current adopted flood level for this location is RL 25.4m AHD. Council's adopted Flood Planning Level is RL 25.9m AHD (Flood Planning Level = adopted flood level + 0.5m freeboard). The existing floor level of the building is at RL 25.91m AHD. Use of this development should reflect the flood risk.

## **Landscaping**

### 29 [L012 - Existing Landscaping](#)

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

## **Certification**

### 30 [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.

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 1979, 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 of 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

#### C9 Advertising and Signage

The proposed signage is compatible with the character of the surrounding area, and is generally in accordance with the requirements under Penrith Development Control Plan 2014. Conditions of consent are recommended requiring signage not to be illuminated, given the proposed operating hours are limited to day time hours (8:00am to 5:00pm Monday to Friday, and 8:00am to 1:00pm Saturday).

#### C10 Transport, Access and Parking

Under Penrith Development Control Plan 2014, a 'Vehicle Repair Station' is required to provide three (3) car spaces per 100m<sup>2</sup> of gross floor area, or six (6) car spaces per work bay, whichever is the greater. Using this calculation, the proposal is required to provide twenty four (24) car parking spaces, as calculated below:

*Gross floor area* = 670m<sup>2</sup>: (670m<sup>2</sup>/100m<sup>2</sup>) x3 = 20.1 car parking spaces

*Work Bays proposed* = 4: (4 x 6 car spaces) = 24 car parking spaces

The proposal provides twelve (12) onsite car parking spaces, resulting in a shortfall of twelve (12) car parking spaces. The provision of car parking was a key issue raised during the assessment of the application, and in response the applicant amended the proposal by reducing the number of work bays from seven (7) as originally lodged, to four (4) work bays, and provided an additional five (5) car parking spaces at the rear of the lot, resulting in a total of twelve (12) onsite car parking spaces.

In considering the scale of the development, in that the development will have five (5) staff members and the development is expected to service 8-10 vehicles per day scheduled by appointment only, which will be ensured through conditions of consent. the proposed onsite car parking is considered acceptable.

### D4 Industrial Development

#### 4.2 Building Height and 4.3 Building Setbacks and Landscape

The application does not involve any external building works, and will not alter the existing building height or building setbacks. The application does not propose to remove or alter any of the existing landscaping on the site.

#### 4.4. Building Design

The (amended) colour schedule is considered compatible with the character of the surrounding development. The inclusion of grey tones into the colour schedule reduces the visual impact of the development and results in a more sympathetic design to the existing industrial units on the site.

#### 4.5 Storage of Materials and Chemicals

The application was referred to Council's Environmental Management Officer, who raised no objection to the proposal subject to recommended conditions.

#### 4.6 Accessing and Servicing the Site

The existing site arrangement allows vehicles to enter and exit the site in a forward direction. The proposal is considered satisfactory in this regard, subject to conditions.

#### 4.7 Fencing

The proposal does not include any amendments to existing fencing on the site.

#### 4.8 Lighting

The proposal does not contain details of the proposed lighting for the development. Existing lighting for the site will be utilised for the on going use of the site.