



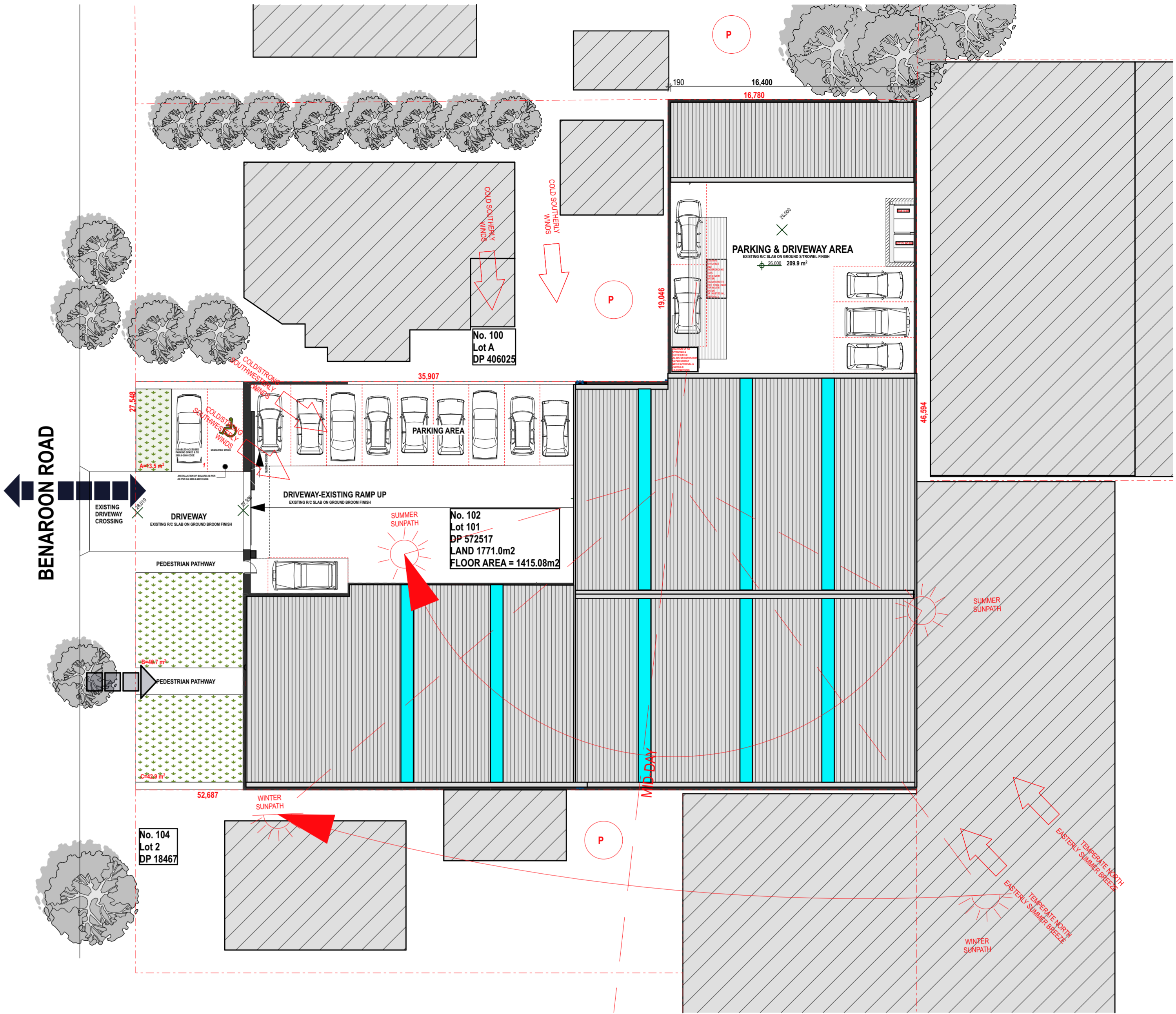
SITE PLAN 1:200

BUILDING DESIGN CALCULATIONS

CONTROLS	INDUSTRIAL CODE STANDARD	ACTUAL PROVIDED
1.0 Site Area		Land-1,771.00m2
1.1 Site Zoning		IN2 - Light Industrial: (pub. 21-12-2012)
2.0 Building Siting	Industrial Code 5.0m min.	7,254 existing.
2.1 Front Setbacks		
2.2 Sides & Rear Setbacks	0.0m side & rear.	Existing = Side=0m. Rear = 0m
3.0 Building Heights	CLEP 2012= N/A	Existing = 10,773 max.
4.0 FSR	CLEP 2012= 1:1 = 1,771.00m2	Office-ground = 88.45m2 - first floor = 113.74m2 Total office = 202.19m2 = 14.28% of total area. Auto smash repairs unit = 210.91m2 Auto mechan. repairs unit = 621.23m2 Auto mechan. repairs mezz = 231.23m2 Open yard undercover area = 66.12m2 Total GFA = 1415.08m2 Actual FSR = 79:1
5.0 Site Coverage	Maximum 66% = 1168.86m2	Actual site cover 56.46% = 1000.00m2
6.0 Office Component		Total office = 202.19m2 = 14.28% of total area.
7.0 Parking Workshops and Vehicle Repair Stations	6 SPACES FOR EACH WORK BAY 1 space for staff; 1 space for visitors; 4 spaces for vehicles awaiting assessment or repairs; Required = 36 spaces for 6 work bays with spray booth.	Actual provided are: For 6 work bays (including spray booth) = 6 spaces = staff 6 spaces = visitors 24 spaces = awaiting assessment or repairs Required = 36 spaces for 6 work bays with spray booth. Total = 36 spaces.
8.0 Landscape Setbacks	Industrial Code 5m wide in the required front setback;	Actual available width = 7,254 A = 13.50 m2 B = 46.66 m2 C = 42.92 m2 Total available landscaped area = 103.08m2

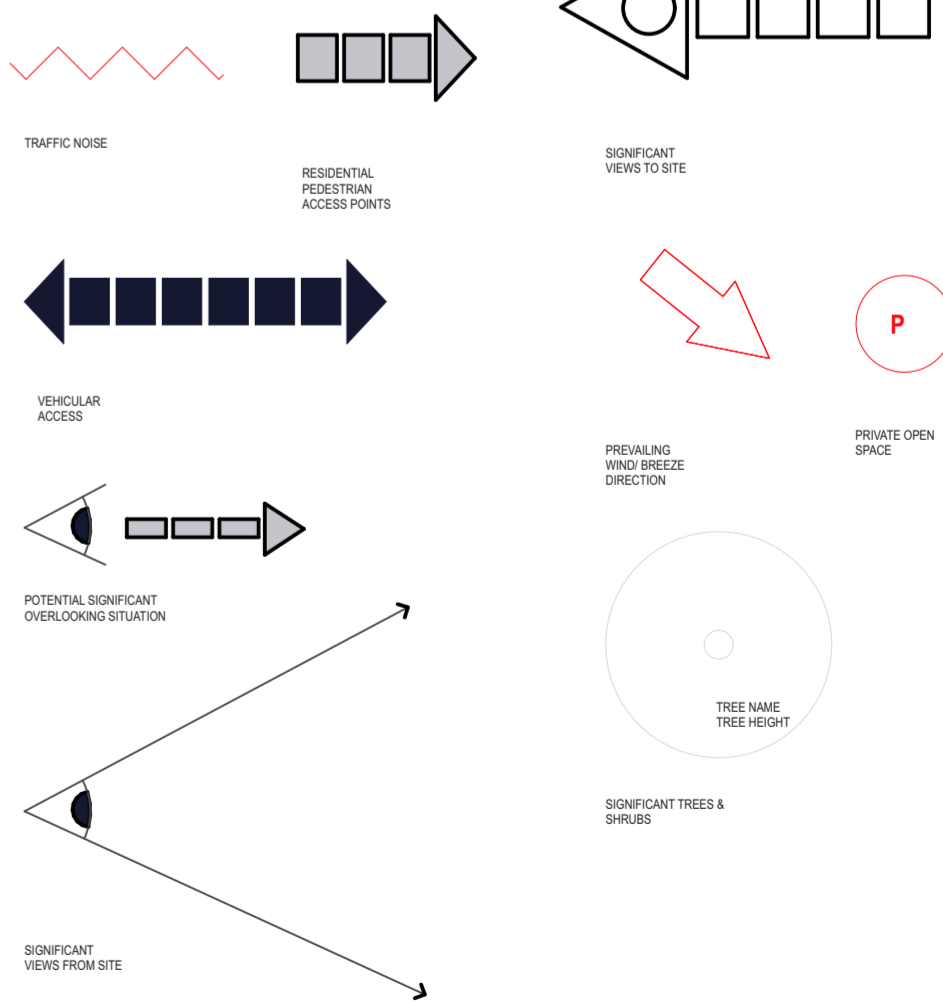
EXTRA INFORMATION REQUESTED BY COUNCIL

INFORMATION REQUESTED	REPLY
The submitted assessment under the Building Code of Australia (NCC 2019) must be amended to demonstrate compliance with the current provisions of the <b>BCA 2022</b> as in force for development consent will be issued after 1 May 2023 in accordance with section 19 of the EPA (Development Certification and Fire Safety) Regulation 2021	Included with the new submission.
An access report/certificate from an accredited Access Consultant is required to ensure access to the building, and facilities and services within the premises are provided for people with a disability in accordance with the Disability (Access to Premises-Buildings) Standards 2010.	Included with the new submission.
Provide a certificate from a practising Structural Engineer confirming that the existing building will be appropriate to the building's proposed new use or is capable of supporting the new live loads.	Included with the new submission.
The submitted DA plans do not comply with the natural ventilation requirements of the BCA. A mechanical ventilation design certificate must be provided by a qualified Engineer.	Included with the new submission.
Provide an acoustic report prepared by a suitably qualified acoustic consultant to assess the environmental noise impact from the operation of the premises. The noise assessment should consider: i. Hours of operation; ii. Nearest residential and commercial receivers; iii. Rating background noise level; iv. Noise criteria; v. Calculated noise predictions from the proposed areas and activities, including but not limited to: a. Deliveries; b. Waste removal; c. Operation of all plant and equipment (including but not limited to mechanical ventilation and air conditioning); and d. Vehicular movements. vi. Recommendations and noise control/mitigation measures. Note: Suitably qualified acoustic consultant means a consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustics Society, Institution of Engineers Australia or the Association of Australian Acoustic Consultants at the grade of member.	Included with the new submission.
Working bay B and D are obstructed by parking space 27, 26 and vehicle repair working bay number E. This is to be resolved in amended plans.	Plans have been altered accordingly.
Furthermore, it is not clear how loading and unloading will happen within the site and how forward entry and exit is feasible for the loading truck. You are required to submit a swept path analysis demonstrating feasibility.	Plans have been altered accordingly.



SITE ANALYSIS PLAN 1:200

SITE ANALYSIS LEGEND



**NOTES :**  
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.  
CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES.  
C.O.S DENOTES ITEM TO BE CHECKED ON SITE.  
ALL LEVELS ARE TO AHD AND HAVE BEEN DETERMINED FROM OSSUM SURVEYING SERVICES PT. L.  
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B	DA RE SUBMISSION	29.09.23
A	DA SUBMISSION	14.04.23
rev	notes	date

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**ALL AUTOSMASH PTY LTD.**  
...  
client

**CHANGE OF USE TO EXIST. INDUSTRIAL BLDG INTO A VEHICLE SMASH & MECH. WORKSHOP.**  
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**SITE PLAN & SITE ANALYSIS PLAN**  
drawing  
**323-132**  
project  
**A01**  
drawing no.  
**B**  
issue  
29/9/23