STATEMENT OF ENVIRONMENTAL EFFECTS

Development Application

To: **Canterbury Bankstown City Council**:
For: **Change of use to existing industrial premises.**
Lodged on behalf of : **ALL AUTOSMASH PTY LTD.**
At: 24 **102 Benaroon Road Lakemba.**

Prepared by

Ergo Designs P/L

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1.00: INTRODUCTION:

This report has been prepared by **Ergo - Design P/L** in support of a Development Application submitted to Canterbury Bankstown City Council on behalf of **ALL AUTOSMASH PTY LTD** for the existing industrial site listed as
Lot: 101 D.P 572517 and known as **102 Benaroon Road Lakemba.**

- The application seeks D.A approval for the following items:

1. **Change of use of existing industrial building into a private vehicle smash and mechanical repairs workshop and an occasional hire of private passenger vehicles.**

- This Statement is to be read in conjunction with the attached architectural plans drawing numbers **323-132 /1-7** prepared by **Ergo Designs P/L** and dated **28th March, 2023.**

- *Consideration should be given to the fact that the applicants have already moved into the property after their previous lease expired and they were asked to relocate and in trying to save their business and not to loose their clientele they concentrated their efforts in relocating without Council D.A approval.*
- *However, along the way having teething problems with settling to their new premises and being naive about Council's rules and regulations and the building's existing available stormwater operations they managed to cause issues such as;*
  A) Unload smashed cars into the road-now they have been removed.
  B) Discharge cleaning detergents from washing down of vehicles into the stormwater system.

*As a result of the above Council have issued an order under section 9.34 of the Environmental Planning and Assessment Act 1979- issued on the 13th of March 2023 -refer to the appendix of this statement. Therefore, this D.A application has been compiled with close consultation with Council's **Mr. Jeremy Manion** Senior Environmental Compliance & Protection Officer- being the officer who inspected the premises and issued the order.*
*The applicants now aware of their mistakes and desiring to sort out all the unlawful practices as they have been carried out are seeking a proper Development Application Approval as well **STOP** unloading damaged vehicles on the public road. Furthermore they are already consulting and are prepared to engage special plumbers to install all required bunds around the mechanical work bays and wash down area and collect all oil spillages and waste water, treat and separate all oils and chemicals by installing an oil separator and collect them to be taken away by a registered with Sydney Water contractor as well obtain the relevant approval from Sydney Water Authority.*

As a result this application has been tailored and shaped so that it complies to the maximum with the objectives and controls of Council's codes, namely;

1. Canterbury Local Environmental plan 2012.
2. Canterbury Development Control Plan as amended on the 30 January 2017 and in particular;
   - ➢ *PART B OF DCP 2012: **B1: TRANSPORT & PARKING.***
   - ➢ *PART B OF DCP 2012: **B2: LANDSCAPING.***
   - ➢ *PART B OF DCP 2012: **B4: ACCESSIBLE & ADAPTABLE DESIGN.***
   - ➢ *PART B OF DCP 2012: **B5: STORM WATER & FLOOD MANAGEMENT.***
   - ➢ *PART B OF DCP 2012: **B6: ENERGY & WATER CONSERVATION.***
   - ➢ *PART B OF DCP 2012: **B7: CRIME PREVENTION & SAFETY.***
   - ➢ *PART B OF DCP 2012: **B9: WASTE.***
   - ➢ ***PART E INDUSTRIAL CODE.***

- the proposal is suitable for its locality as it is surrounded with other similar industrial developments all around, it is a site in an all industrial area.
- the existing building is suitable and adaptable for such a use,
- the proposal will conform and not harm the amenity of the area at least from now on.

2.00: SITE:

2.10: Location:

- The site subject to this application is situated on the western side of Benaroon Road.
- On site there are 3 attached sections of the building comprising of the front 2 storey office part, the middle 1 storey smash repairs of vehicles and the rear part having half a mezzanine level area to be used as a mechanical workshop on the ground area and storage of spare parts on the mezzanine level,.
- The site also contains a driveway parking lot area at the southern side at the front whilst at the rear "L" shape section of the site another parking lot and driveway area with a covered area for parking.
- Site dimensions are 27.548 m frontage with 52.687 depth and the "L" section 19.046 x16.780 with a land area of 1,771.0m2 while the GFA area of the existing buildings is 1415.08m2

2.20: Features of the site:

- The land is falling towards the rear of the site by as far as 3.0m lower.
- There are no existing trees on site.

2.30: Previous usage:

This premises was used as a was used in the past as a concrete and structures contractors .

Aerial view of the site: (source: six maps)

3.00: PROPOSAL:

3.10: Work on the building & use of the building:

The proposal is illustrated on the plans included with the application as well above in this statement and basically involves the following:

1. Change of use of the existing front industrial unit of this premises into a

Change of use of existing industrial building into a private vehicle smash and mechanical repairs workshop and an occasional hire of private passenger vehicles.

3.20: Number of employees: The business employ 4 permanent male staff members and 2 part time males associated,which include 4 on the mechanical repair bays and 1 in the smash repairs area and finally 1 person in the office reception area.

3.30: Hours of operation:

Mon. to Saturday 9.00am to 6.00pm.

No work on Sunday and public holidays. These hours are consistent with the light industrial land zoning.

3.40: Plant and machinery:

Machinery shall include the following;

A) *air compressor,*
B) Spray painting booth.
C) Oil Separator equipment.
D) 5 Mechanical repair hoists.
E) A fork lift. & 2 tyre fixing compressors.

3.50 : Parking accommodation and loading dock facilities: Parking accommodation:

Workshops and Vehicle Repair Stations as follows:

1 space for staff;
1 space for visitors;

4 spaces for vehicles awaiting assessment or repairs; and. 1 space per 20m^2 retail GFA
Bicycle spaces -Staff: Minimum 1 space per 5 staff. = Required 2 spaces

For 5 work bays plus the spray painting booth it is required to provide a total of 36 parking spaces.

Actual provided:

6 spaces for staff;
6 spaces for visitors.
24 spaces awaiting repairs;
A total of 36 parking spaces 13 in the open and 23 under cover.
A total of 4 bicycle spaces are shown on the plans.

Loading dock facilities:

A loading dock is not required in any case any loading/unloading that may be necessary could be carried out inside the building in front of the mechanical workshop area which is shown on the plans.

3.60: Deliveries vehicles and number of deliveries:

No deliveries are anticipated to take place - and if any spare part delivery that may need to arrive will be in a delivery van and could be once in a couple of days.

3.70: Waste Management:

- **Recycled :** Recycled products may include items such as paper, card boards, waste metal vehicle parts, plastic and glass bottles etc and are to be collected in a 3m3 recycling bin to be located at the rear of the site as shown on the plans which is then serviced by a private contractor : "**Remondis" -Recycling & Waste TEL: 137373**
- **Non -recycled:** These may involve all other waste materials such as food, other plastics etc. and shall be collected in 3m3 waste bin to be located at the rear of the site as shown on the plans which is then serviced by a private contractor : **"Remondis" -Recycling & Waste TEL: 137373**
- **Waste engine oil collection.**
  Waste engine oils to be collected and serviced by an appointed private contractor-**Oil Collection Services Tel: 0413742752** at call.

4.00: COMPLIANCE WITH RELEVANT PLANS, CODES & PLANNING POLICIES.

4.10: Canterbury Local Environmental Plan 2012:

LEP MAP REQUIREMENT	CONTROLS	PROPOSAL
Land area		1,771.0m2
Land Zoning		Zone IN2 Light Industrial
FSR ratio	1:1= 1,771.00m2	.79:1 Existing = 1,415.08m2
Height of Buildings	N/A	10,773m existing O/A bldg. height.
Heritage	Not affected	N/A
Flood Planning	Not affected	N/A
Acid Sulfate Soils	Not affected	N/A

The zoning of the land is **Zone IN2 Light Industrial.**

The activity already taken place on the premises is defined under the CLEP 2012 as a **Transport depot:** Although it is **not** listed directly under **Permitted with consent** items apart for the **vehicle sales or hire premise**s, it is neither listed under the **Prohibited items** and therefore it automatically is assumed to comply under the CLEP's definition.

Therefore, a **Transport Depot** under the CLEP's definitions means;

transport depot *means a building or place used for the parking or* ***servicing of motor powered or motor drawn vehicles*** *used in connection with a business, industry, shop or* ***passenger*** *or freight transport undertaking.*

3 Permitted with consent

*Agricultural produce industries; Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Landscaping material supplies**;** Light industries; Markets; Neighbourhood shops; Plant nurseries; Restaurants or cafes; Roads; Take away food and drink premises; Timber yards;* ***Vehicle sales or hire premises****; Warehouse or distribution centres; Any other development not specified in item 2 or 4.*

4 Prohibited

Agriculture; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Function centres; General industries; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

Another use under the LEP's Dictionary that is suitable in this case is a:
vehicle body repair workshop *means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration.and*
vehicle repair station *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.*
Neither is this use is specified under items 2 or 4 of the LEP's prohibit list.

Therefore, with all the above interpretations and definitions it is assumed that the use already conducted on the premises that of the vehicle body repairs and mechanical repairs of private vehicles as well as the occasional hire of a private passenger vehicle is lawful and therefore the applicants request that their application be considered by Council, assessed accordingly and an approval is granted.

4.20 Canterbury Development Control Plan 2012:

The Canterbury Development Control Plan 2012 applies to the proposal noting the development proposal is subject to the provisions of Part B – General Controls and Part E Industrial Development. The following addresses the development controls relevant to the proposal noting the relevant numerical development controls are addressed in the Development Control Table at Section 5 of this statement and the planning provisions, solar access and overshadowing and 79C assessment are addressed at Section 6 of this statement.

4.21: Part B – General Controls:
B1: TRANSPORT & PARKING.

General Objectives

To provide adequate car, bicycle and service vehicle facilities for the building users and visitors, depending on building type and proximity to public transport.
To ensure casual parking on streets is available in centres to support local business.
To minimise overflow parking and other traffic impacts in residential streets and neighbourhoods.
To ensure servicing by larger vehicles occurs off-street in such a way that reduces impacts on the pedestrian environment.
To ensure vehicle facilities are compliant, functional and safe.
To encourage reduced car dependency through encouraging alternative means of transport such as cycling, walking and public transport.
To ensure vehicle traffic is managed and roads do not inhibit the performance of business centres, presenting barriers to pedestrian movement, or segregating areas.
To minimise the visual impact of parking structures on the appearance of streetscapes.

Standard	Control	Proposal
Vehicle Body Repair Workshops and Vehicle Repair Stations	6 spaces per work bay, to be split as follows: 1 space for staff; 1 space for visitors; 4 spaces for vehicles awaiting assessment or repairs; and 1 space per $20m^2$ retail GFA. Bicycle spaces: Staff: Minimum 1 space per 5 staff. ***For 5 work bays plus the spray painting booth it is required to provide a total of 36 parking spaces.***	*6 spaces for staff;* *6 spaces for visitors.* *24 spaces awaiting repairs;* *A total of 36 parking spaces 13 in the open and 23 under cover.* *A total of 4 bicycle spaces are shown on the plans.*

4.22: Part B – General Controls:
B2: LANDSCAPING.

General Objectives

To ensure attractive settings for development, streetscapes and public domain.
To encourage retention and planting of large and medium size trees, and the healthy growth of trees in urban areas.
To contribute to the quality and amenity of communal open space on rooftops, podiums and courtyards.
To assist with the management of the water table and water quality.
To ensure that the principles of Ecologically Sustainable Development (ESD) and the protection of biodiversity and ecological processes are incorporated into landscape design and maintenance.

Standard	Control	Proposal
B2 Landscaping	Landscaping of the Canterbury DCP applies to the proposed alterations and additions. Proposed landscaping within the front setback of the site is detailed on architectural plans. New landscaping is to complement the existing street landscaping and improve the quality of the streetscape. All development, including alterations and additions, is to minimise earthworks (cut and fill) in order to conserve site soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged. An erosion and sediment control plan is required to ensure that soil erosion (and potential sedimentation of waterways) is minimised and managed. **Design and Location of Landscaping** **Landscaping of Setbacks.** **Trees and Canopy Coverage.** **Retention of Existing Trees.** **Street Trees.** **Water Efficiency.** **Maintenance.**	The existing property as it stands have available open landscaped area at the front which complies with the control of a minimum of 5.0m minimum width-in fact the minimum width is 7,254m

4.23: Part B – General Controls:
ACCESSIBLE & ADAPTABLE DESIGN.

General Objectives

To ensure that appropriate access is provided in new development in accordance with mandatory requirements and genuine consideration of the needs of people with a disability.
To require that development includes the upgrade in access to existing buildings, communal areas, internal fit out and public open space areas, where possible.
To ensure that an awareness of the requirements and responsibilities of the *Disability Discrimination Act 1992* is demonstrated in the design, construction and operation of development.

Standard	Control	Proposal
B4 Accessible and Adaptable Design.	Accessible and Adaptable Design of the Canterbury DCP 2012 applies to the proposed alterations. All development must comply with the following: (a) All Australian Standards relevant to accessibility; (b) The Building Code of Australia access requirements; and (c) *The Disability Discrimination Act 1992*. The provision of equitable access is to have minimal impact on the setting of heritage items and of contributory buildings within heritage conservation areas, and be reversible. Submit a statement of consistency with the *Disability Discrimination Act 1992* with the development application. A person qualified to comment on access and mobility issues, and accredited by the Association of Consultants in Access Australia (or an equivalent accreditation authority) must prepare and sign the statement. The statement must be signed by the person who prepared it, and must refer to the plans that were assessed. Accessible car parking requirements are set out in the BCA Part D3.5, and Australian Standard 2890.6 - Parking facilities Part 6 - Off street parking for people with disabilities. Provide and maintain a continuous accessible path of travel as part of the internal fit out of a building. A continuous accessible path of travel is a barrier-free path of travel, for all users of a premises, that provides access to all public spaces and facilities (such as toilets, service counters, meeting rooms that would be available to a person who does not have a disability). (Refer to the BCA Part D3: Access for People with Disabilities and AS 1428.1). When designing layouts consider the following: (a) Avoid layouts where boxes, packaging materials and merchandise display stands may be placed in access ways and common space areas; (b) Avoid a fit out that results in merchandise being located out of the reach of a person in a wheelchair; (c) Avoid signage that is too small, at the wrong height, or does not provide adequate colour contrast to enable it to be read by a person with vision impairment; and Avoid counters that are too high for ease of access by a person who uses a wheelchair.	Accessibility for person with disability is available at present and that consists of; a) accessible parking space at the front as shown on the plans. b) level pathway leading to the front entry door complying with the relevant AS code. c) accessible door entry at the front of the building. d) proposed accessible service counter in the reception office area as per details. e) existing accessible unisex toilet which requires improvements as per details. All the above mentioned are and shall be in accordance with AS 1428.1-2009. and shall be further addressed at the Construction Certificate application stage.

4.24: Part B – General Controls:
B5: STORM WATER & FLOOD MANAGEMENT.

General Objectives

To ensure infrastructure design and construction is appropriate to each site.
To ensure drainage systems are designed to collect and convey stormwater runoff from the site and into receiving systems with minimal nuisance, danger or damage to the site, adjoining properties or Council's property.
To produce quality engineering works for all developments.
To encourage the consideration of possible engineering constraints to the development at the first stage of the design of the development.
To ensure public infrastructure managed by Council is not compromised by development.

Standard	Control	Proposal
B5 Storm water and Flood Manage ment.	• Storm water and Flood Management of the Canterbury DCP 2012 applies to the development application • detailed storm water drainage plan is to be lodged with all DA's • (except change of use applications) to illustrate how storm water runoff from the site will be managed. The storm water drainage plan is to be prepared by a practicing civil engineer with suitable experience in accordance with the AS/NZS 3500.3 Plumbing and Drainage – Part 3 and the relevant Australian Standards. The storm water drainage plan is to address all the issues outlined in the On-Site Storm water Detention Checklist contained Appendix 1 – Engineering Specifications. Where a drainage easement is required, details of approval of the drainage easement are to be submitted with the development application to demonstrate the consent of respective downstream owners. Note: A genuine attempt to obtain an easement must include monetary offer of compensation, based on a valuation report prepared by a registered land valuer. C5 If a required drainage easement has not been obtained, the following documentation to is to be provided to demonstrate all avenues have been exhausted: (a) A land valuation report prepared by a registered land valuer, with an estimate of the land value of the easement (excluding construction/installation cost); (b) A letter of request from the applicant to owners of all possible downstream properties, requesting permission to create a private drainage easement through their property – including a concept plan illustrating the proposed location of the drainage easement, an offer of compensation (as estimated in the valuation report) and a commitment to pay all relevant expenses and reinstate disturbed areas; and (c) A signed letter of correspondence from the downstream property owners either accepting or rejecting the offer.	The site is not identified as being flood prone. The existing buildings have in place an existing and functional storm water system. The proposal is all about a change of use to an existing building with no proposal for any additions or alterations whatsoever to any part of the existing buildings on site, therefore and since there is an existing storm water drainage system in place there is no issue on this matter.

4.25: Part B – General Controls:
B6: ENERGY & WATER CONSERVATION.

General Objectives

To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.
To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.

Standard	Control	Proposal
Shading and Glare	Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter. Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting. Provide horizontal shading to north facing windows and vertical shading to east or west windows. Use moveable shading devices on large windows facing east and west that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal. Avoid reducing internal natural daylight or interrupting views with shading devices. Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection. Use high performance glass with a reflectivity below 20%. Minimise external glare by avoiding reflective films and use of tint glass.	The proposal is for a change of use to an existing building and therefore there is no issue.
Insulation and Thermal Mass	Maximise thermal mass in floor and walls in northern rooms of the building. Provide insulation in the roof, ceiling, walls and floors.	The proposal is for a change of use to an existing building and therefore there is no issue.
Ventilation	Incorporate features to facilitate natural ventilation and convective currents such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents). Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.	The proposal is for a change of use to an existing building and therefore there is no issue.
Water and Energy Efficiency	Use 3 and 4 star rated devices in the bathroom and kitchen respectively. C2 Install water-saving devices, such as flow regulators.	The proposal is for a change of use to an existing building and therefore there is no issue.
Energy Conservation	**Hot Water Systems** Installation of solar hot water systems boosted by gas is encouraged. Electric hot water systems that are not as efficient as gas or gas-solar heaters are discouraged. For industrial development hot water systems must have a minimum energy rating of 4 stars and be located close to the main areas of use. For all other development, hot water systems must have a Greenhouse Rating of 3.5 or greater and should meet the needs of the development.	The proposal is for a change of use to an existing building and therefore there is no issue.
	Fittings and Appliances Maximise the efficiency of appliances by selecting an energy source with minimum greenhouse emissions. Use washing machines, clothes driers and dishwashers that have a Greenhouse Energy Star Rating of no less than 3.5 stars. Use a range of low energy lamps, ballasts and fittings. Use lower energy lightings such as: (a) Compact fluorescent or tubular fluorescent lamps; (b) Electronic ballast instead of magnetic ballast in fluorescent lights; (c) Compact fluorescent or low voltage tungsten halogen lights instead of tungsten spotlights; (d) Solar powered, metal halide or sodium discharge lamps for outdoor areas, such as car parks; and (e) Energy efficient starters. Use automatic control systems that turn lights on and off when needed. Use motion detectors for common areas, lighting doorways and entrances, outdoor security lighting and car parks.	The proposal is for a change of use to an existing building and therefore there is no issue.
	Active Energy: Provide heating/cooling systems to target only those spaces that need heating or cooling – use zone system and isolate those areas that are difficult to heat. Consider the installation of active solar energy systems. In residential and mixed use buildings: (a) Allow entries to open into lobbies or vestibules that are isolated from areas within the apartment; (b) Provide gas bayonets to living areas; (c) Provide reversible-ceiling fans for improving air movement in summer and for distributing heated air in winter; and (d) Provide or plan for future installation of solar collectors and photovoltaic panels.	The proposal is for a change of use to an existing building and therefore there is no issue.

4.25: Part B – General Controls:

B7: CRIME PREVENTION & SAFETY.

General Objectives

To reduce the potential for crime through creating safer urban environments.
To contribute to the safety and liveliness of the street by allowing for natural overlooking of the street.
To raise community awareness and promote design as a genuine crime prevention strategy and identify the community's role in the crime prevention process.

Standard	Control	Proposal
CPTED Principle: Surveillance **&** **Additional Provisions for Commercial Premises, Industry and Community Facilities**	Avoid blind corners in pathways, stairwells, hallways and car parks through: (a) Designing and locating pathways so they are direct, with permeable features, such as landscaping and fencing; (b) Considering the installation of mirrors to allow users to see ahead of them and around corners; and (c) Installing glass panels in stairwells where appropriate. C2 Provide natural surveillance for communal and public areas, including: (a) Position active uses or habitable rooms with windows adjacent to main communal/public areas (playgrounds, swimming pools, gardens, car parks); (b) Design and locate communal areas and utilities (laundries and garbage bays) where they are easily seen; (c) Use open style or transparent materials on doors and walls of elevators and stairwells; (d) Locate waiting areas and entries to elevators and stairwells close to areas of active uses, and to be visible from the building entry; and (e) Locate seating in areas of active uses. C3 Provide clearly visible entries, through: (a) Locating entrances in prominent positions. (b) Designing entrances to allow users to see in before entering. Design the fence to maximise natural surveillance from the street to the building, and from the building to the street, and minimise opportunities for intruders to hide. Consider: a)Using front fences that are predominantly open in design (such as pickets and wrought iron) or low in height; (b) Light coloured fencing that can increase a sense of privacy; and (c) Any high solid front fence has open elements above 1m. Avoid landscaping that obstructs natural surveillance, including: (a) Avoid medium height vegetation with concentrated top to bottom foliage. Plants such as low hedges and shrubs (1 - 1.2m high). Creepers, ground covers or high-canopied trees are good for natural surveillance; (b) Space trees that have dense low growth foliage or have the crown raised to avoid a continuous barrier; (c) Use low ground cover or high-canopied trees, clean trunked to a height of 2m around children's play areas, car parks and along pedestrian pathways; (d) Minimise possible places for intruders to hide; (e) Avoid vegetation that conceals the building entrance from the street; and (f) When planting is provided within 5m of a pedestrian pathway, it is to be lower than 1m or thin trunked with high canopy. Ensure lighting does not produce glare or dark shadows. Entrances, exits, service areas, pathways, car parks are to be well-lit after dark when they are likely to be used. Design considerations include: (a) Use diffused floodlights and/or movement sensitive lights. Direct these lights towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points; (b) Use lighting that has a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed. As a guide, the areas are lit to enable users to identify a face 15m away; and (c) Avoid lighting spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance. Where permitted, provide appropriate mixed uses within buildings to increase opportunities for natural surveillance. Design considerations include: (a) Locate shops and businesses on lower floors and residences on upper floors. In this way, residents can observe the businesses after hours while the residences can be observed by the businesses during business hours and (b) Incorporate car wash services, taxi ranks and shop kiosks within car parks. Include kiosks and restaurants in parks.Security measures allow for natural observation and are sympathetic to the style of the building. Design considerations include: (a) Security grilles and security doors should be visually permeable. Avoid solid shutters on front windows and doors. Locate public services in areas of high activity, including: (a) Locating facilities in highly visible locations that are well lit. (b) Locating facilities away from possible places to hide, such as fire exits and recesses in the building; c)Provide entries that are clearly visible from the street, including: d)Locate main entrances/exits at the front of the site and in view of the street. If staff entrances must be separated from the main entrance, locate so that opportunities for natural surveillance from the street are maximized.	The proposal is for a change of use to an existing building and therefore there is no issue.

4.26: Part B – General Controls:

B9: WASTE.

General Objectives

To ensure that facilities for handling, storage, collection and disposal of waste are incorporated into all development and are compatible with the design of the development.
To encourage the reduction in the generation of waste and maximise reuse and recycling of building/construction materials, household generated waste and industrial/commercial waste through:
(a) Practical building designs and construction techniques,
(b) Design and location of waste facilities, that will assist waste and recycling collection and management services offered by Council and private contractors; and
(c) Waste facilities that are easy to use for occupants.

Waste Management Plan

Part 1: Ongoing use of premises

For lodgement with development application

Canterbury-Bankstown City Council Council

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INFORMATION

This Waste Management Plan proposal is to be submitted when required by Council's "Site Waste Management and Minimisation" Development Control Plan.

- new development;
- **change of use of existing premises;**

GENERAL DETAILS

Site address:.
102 Benaroon Road Lakemba.

Proposed development
Change of use to existing industrial premises

Applicant name:
All Autosmash Pty.ltd.

Applicant telephone number:
0425 845 505 Ahsan & 0404 195 551 Shahid

The information provided on this Waste Management Plan Part 1 (ongoing use of premises) provides an accurate indication of the manner in which waste/recyclable materials are to be managed.

Applicant signature:.....

Date:.....

No. of proposed industrial unit:	**No. of proposed industrial tenancies:**
1	1

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NON-RESIDENTIAL DEVELOPMENT ONLY

General waste: non-residential development

Type of general waste (specify types)	Volume (m^3 or litres) per week	On-site storage/treatment arrangements	Method of disposal
These may involve all other waste materials such as food, other plastics	3.0m3 Weekly .	To be located at the rear of the site as shown on the plans.	Private Contractor – **"Remondis"** -Recycling & Waste TEL: 137373 collection= once a fortnight.

Recyclable materials: non-residential development

Type of recyclable materials (specify types)	Volume (m^3) per week	On-site storage/treatment arrangements	Method of disposal
Recycled products may include items such as paper, card boards, waste metal vehicle parts, plastic and glass bottles.	3.0m3 Weekly .	To be located at the rear of the site as shown on the plans.	Private Contractor – "**Remondis**" -Recycling & Waste TEL: 137373 collection= once a fortnight.
Waste Engine oil Collection	200 ltr Drums	Oil tank to be located @ the inner RHS of the RSDoor.	Private Contractor **Oil Collection Services Tel: 0413742752** at call.

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WASTE MANAGEMENT PRACTICES IN ALL DEVELOPMENT TYPES

If applicable, describe arrangements and responsibilities for moving bins from their usual storage area to the place at which they are emptied.

An appointed person or care taker will ensure general tidiness and accessibility of bins in this area.
The care taker will transport all bins to an open driveway area at the front of the site for the company trucks to service the bins.

Describe arrangements and responsibilities for cleaning bins, waste storage rooms/areas, and other waste management facilities.

An appointed person or care taker will be responsible for ensuring that the bins at the allocated area as shown on the plans is kept in good order and cleaned regularly.

Describe arrangements and responsibilities for maintaining waste storage rooms/areas (including signage) and other waste management facilities.

The same appointed person or care taker will be responsible for ensuring the bins and their receptacles are kept in good order and that surrounding space is cleaned regularly and kept free of waste items.

Describe arrangements for educating staff (in non-residential development) and contractors of on-site waste management practices.

The appointed person or care taker will be responsible for educating all workers on proper waste disposal practices and notify relevant parties when such practices are not kept.

Describe other waste management practices relating to the ongoing use of the premises.

No other ongoing waste services are anticipated at this stage.

5.00: PART E INDUSTRIAL CODE.

Industrial Development.

General Objectives

To provide for a range of industrial development that generates local employment and appropriate ancillary commercial and retail uses to support the retention of industry.
To ensure that the site has a practical configuration for industrial operations, including space for loading activities and vehicle manoeuvring and access maintained to channelled watercourses.
To provide a streetscape of consistent landscaped setbacks that screen industrial buildings from the public domain, and spaces between industrial buildings to reduce their bulky appearance.
To minimise the impact of industrial land on neighbouring land uses, especially residential properties.

Standards	Controls:	Proposal
E1.2 Envelope Controls .	**E1.2.1 Site Frontage**. A minimum frontage of 20m is required for industrial development.	The application is for a change of use to an existing building although the site frontage is 27,548m wide..
	E.1.2.2 Height. Buildings that adjoin residential zones, or an existing dwelling, are to comply with a building height plane. The building height plane is to be projected at 45° at a height of 1.8m at the residential boundary. Buildings that adjoin roads immediately in front of residential zones, or an existing dwelling, are to measure the building height plane at the residential boundary and the adjoining road. Any area between the building and the property boundary should be suitably landscaped.	The application is for a change of use to an existing building however in accordance with the CLEP 2012 There is no height of building, however the existing building is 10.773m
	E1.2.3 Setbacks. Minimum 5m setback from the front boundary. An additional front boundary setback is required if car parking spaces are provided in front of the building. On corner sites, a minimum setback of 2m is required from the longer street boundary (secondary street frontage) in addition to front setback. With the exception of hardstand required for site access and circulation, setbacks are to be deep soil landscaping. Industrial buildings on two adjoining lots may be attached provided requirements specified in the Building Code of Australia are satisfied. Provide access to channelled watercourses for maintenance and repair. Car parking and storage of goods, materials and garbage are prohibited inside the setback areas. Specified setbacks are the minimum requirement, and may need increasing or special design in order to satisfy amenity and design requirements of this DCP. Consult with Sydney Water Corporation for specific requirements and comply with the conditions of any easement.	Again the application is for a change of use to an existing building with existing established front, side and rear setbacks and therefore there is no issue. In any case the existing setbacks are as follows. Front =7.254m Side & Rear = Min. = 0.0m
	E1.2.4 Site Coverage Maximum 66% of the total site area.= 1168.86m2	Actual site cover 56.46%= 1000m2
E1.2.5 Landscaping	Provide a minimum area of deep soil as follows: (a) 5m wide in the required front setback; (b) 2m wide in any secondary street setback; and (c) 2m wide along any common boundary with a residential zone, or land that has an existing dwelling. A minimum of 10% of the site area is to be for soft landscaping, this includes: (a) Planting along street frontages in the required deep soil; and (b) Planting around outdoor storage areas and building structures: A landscape strip minimum 1m wide around outdoor storage areas, excluding pedestrian entrance and access points; and Landscape planting around main building structures to provide screening for the facades – that does not inhibit pedestrian and maintenance access, access to doorways and emergency exits; Planter boxes on building levels above ground, for example, on decks and balconies.	The development is as mentioned above for a change of use to an existing industrial premises, however there is existing available and dedicated landscaped area at the front with a minimum width of 7,254m
E1.2.6 Layout and Orientation.	• Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load. • C2 Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells. • C3 Coordinate design for natural ventilation with passive solar design techniques. • C4 Site new development and private open space to avoid existing shadows cast from nearby buildings. • C5 Site a building to take maximum benefit from cross-breezes and prevailing winds. • C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.	The application is for a change of use to an existing established building and therefore there is no issue.

E1.3 Building Design.	**E1.3.1 Façade Design and Articulation.** Design and locate non-industrial floor space, such as offices and showrooms, so it is visually apparent and faces the street or parking areas. Use contemporary facade design and express the structure of the building without obscuring behind long expanses of glass curtain walls. Refer to Figure E.1. A contemporary design with its office components oriented towards the street – building façade is effectively articulated with a combination of window openings, wall indentations and colours. Visually reinforce pedestrian entrances and stairwells to create rhythms along facades and reduce the perceived scale. Avoid long spans of blank walls along street frontages or screen with landscaping. Architectural elements that can be used to articulate facades include, but are not limited to: (a) Horizontal and/or vertical elements, such as indentations in the façade plane, string courses and bandings; (b) Window openings and building entrances; (c) Roof forms and parapets; (d) Shading devices; and (e) Public art work. Address both street frontages, on corner sites, with façade treatment and articulation of elevations. Integrate aerials, antennas, satellite dishes, exhaust stacks, plant rooms, lift overruns and the like with the architectural design of the building, or screen by roof structures, parapet and architectural elements that are integrated with the building. Use building materials and colours on street facades that are compatible with the character of nearby residential development. Preferred building materials include: (a) Masonry/natural stone; (b) Concrete; (c) Glass (non or low reflective rating); (d) Metal/fibre cement cladding; (e) Face bricks; and (f) Decorative brickwork. Avoid the use of randomly mixed light and dark coloured bricks. Use non–reflective or low reflective materials. Wall surfaces easily accessible to public spaces are to be treated (e.g. screened by plants or specially coated) to discourage graffiti. Supporting details are to be provided with the development application.	The application is for a change of use to an existing established building and therefore there is no issue.
E1.3.2 Storage and Handling.	Provide adequate space within buildings for the loading and unloading of vehicles. Provide space for the storage and handling of goods and seal off to avoid increasing the burden on any heating and cooling system. Orientate windows away from the living areas and courtyards of adjacent residential properties. Store plant, equipment, goods and other materials within the proposed industrial building or suitably screen from residential development. Site and design security lighting and general building illumination so as not to create glare or nuisance to adjoining residential development.	The plans indicate a layout plan showing the operation layout of the proposal. There shall be no storage and only a temporary loading dock facility for vans that may deliver a requested spare part for the repairs of the private vehicles.
E1.3.3 Fencing.	Design front fencing to enhance the streetscape and to ensure it is compatible with the design of the building and landscaping. Solid fencing is restricted to a maximum height of 1m along the primary and secondary street frontages. Fencing up to 1.8m in height is acceptable where it is of open design that allows mutual surveillance between the development and the public domain. Avoid the use of chain wire fences or metal sheeting along street frontages. Provide effective screening of the building, and discourage graffiti, in the design of side and rear fencing. Provide landscaping along side and rear fencing to soften the visual appearance, or incorporate decorative elements into the fencing to avoid the effect of a blank wall. Use solid construction fencing, such as masonry or full brick, on boundaries directly adjoining residential properties or Residential zoned land, to provide visual screening and contribute to noise control.	N/A
E1.4 Amenity.	**E1.4.1 Energy and Water Conservation.** Aim for efficiency by promoting the use of energy efficiency principles in the design of a facility and by ensuring that energy saving measures are incorporated into the ongoing operation of a facility. Consider adopting partial air-conditioning for certain areas and rooms of a building, with the remaining floor areas being naturally ventilated. Where possible design buildings to ensure as much of the floor area as possible is within 4 to 6m of an external window.	The building is existing and the operation layout of the workshop is shown on the plans.
E1.4.2 Staff Amenity.	Provide an outdoor staff amenity area with minimum area of 25m^2, including seating, benches, shading devices and adequate paving in the staff amenity area. Provide seating, benches, shading devices and adequate paving in the staff amenity area. Locate the staff amenity area away from sources of intrusive noise (such as loading and servicing, and heavy machinery), dust, vibration, heat, fumes, odour or other nuisances.	There are existing lunch and toilet amenities for the staff employed on the premises and they are shown on the plans.

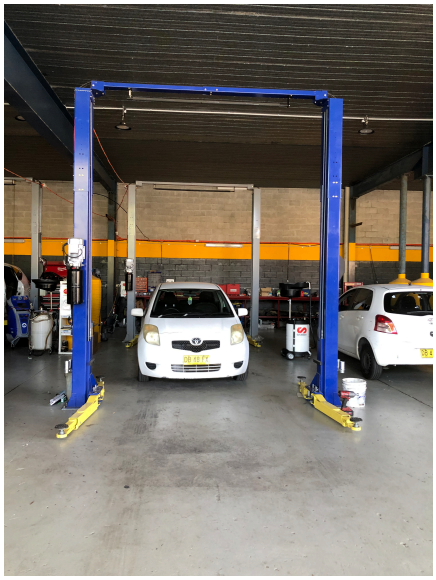
E1.4.3 Privacy.	Restrict direct views toward the living areas of adjoining properties through the use of: (a) Translucent or obscure glazing; and (b) Deep soil planting for screening. The use of the premises shall not give rise to transmission of unacceptable vibration to any adjoining properties or public place. Noise generated from the development shall comply with the NSW Industrial Noise Policy. An acoustic report needs to be lodged with all development applications for noise generating operations. The Acoustic Report is to be prepared by a qualified acoustic consultant, recognised by the Australian Association of Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS), certifying that the above acoustic standards can be achieved. The Acoustic Report is to include, but not be limited to, the following information: (a) Project description; (b) Relevant policies or guidelines that have been applied; (c) Background noise measurements; (d) Details of instruments and methodology used for noise measurements; (e) Site map indicating noise sources, measurement locations and noise receivers; (f) Noise criteria applied to the project (if differed from the recommended criteria in the DCP); Noise predictions for the proposed activity; (h) Comparison of noise predictions against noise criteria; and (i) Discussion of proposed mitigation measures, the likely noise reduction and the feasibility of these measures.	As mentioned above this is an existing established industrial building and the application is concerned with the change of use of the existing premises within the confines of what is existing.
E1.4.4 Hours of Operation .	• Restricted to 7:30 am to 5:30 pm Monday – Saturday where development adjoins residential zoned land. No operations on public holidays. Proposals to operate outside these hours will be required to demonstrate there will be no adverse impacts on adjoining residential uses. For the purposes of this provision, "adjoining" means any situation where the subject site shares a common boundary with, or is separated from, a Residential zoned site by a road, laneway, alleyway or the like. Loading and unloading time is not to impact on the amenity of nearby residential areas. Schedules of vehicle movements and their routes are to be provided in the development application.	Monday to Saturday 9.00am to 6.00pm. No work on Sunday and public holidays. These hours are consistent with the light industrial land zoning as stated in the adjoining column.
E1.4.5 Ancillary Uses.	• Accommodate ancillary functions necessary to the operation of industrial uses, but maintain the integrity of industrial functions by avoiding significant areas of commercial and retail uses. Office, retail and showroom components are restricted to a maximum of 15% of the total floor space of the development, or 100m^2, whichever is the lesser. The direct sale of goods to the public is to be ancillary to the main function or use of the development. Provide adequate space for ancillary uses (such as offices) and locate them adjacent to the street frontage and parking areas.	The development proposal includes the following ancillary functions: Office area= 202.19m2 ***= 14.28%*** All these areas are consistent with the controls.
E1.4.6 Water and Air Quality.	Incorporate measures in the design, construction and operation to minimise pollution, nuisances and risks to the locality in relation to human health, life, property and the natural environment. The discharge of any matter (whether solid, liquid or gaseous) onto the site, neighbouring land, public place or into any road, drain, pipeline or water course (during demolition, construction or subsequent occupation and use of the premises) is required to conform to the *Protection of the Environment Operations Act 1997*, or a pollution control approval issued by the relevant authority for Scheduled Premises. Consult with the relevant NSW Government department for any approval or licence requirements for specific industrial operations or activities. Consult with Sydney Water Corporation to ascertain any approval or licence requirements for discharging solid or liquid wastes into the sewerage system. The discharge of waste or washing water into the stormwater system is prohibited. Council may require the installation of a mechanical exhaust/ventilation system for any process that emits heat, excessive moisture, dangerous or noxious gases or aerosols. Spray painting must be conducted within a spray booth, which is equipped with an exhaust fan and a filter. Refer to the following documents for design requirements on spray booth and exhaust stack: (a) Australian Standard 4114.1: 2003 – Spray Painting Booths, Designated Spray Painting Areas and Paint Mixing Room – Design, Construction and Testing; and (b) Australian Standard 4114.2: 2003 – Spray Painting Booths, Designated Spray Painting Areas and Paint Mixing Rooms – Installation and Maintenance. For activities where dust is likely to be generated, for example, outdoor building materials storage yards, landscape planting is to be used with a combination of trees, shrubs and ground covers, to screen the site from views and provide filtering effects. For activities where odour is likely to be generated, the following mitigation measures are to be used: (a) Provide landscape buffer areas; (b) Use building structures as physical barriers, so that odour emissions are not directed towards any sensitive area; and (c) Locate odorous sources away from workplaces and recreation areas on-site.	The on-going use of the site with the proposed usage will not generate any water pollution, nuisances and risks to the locality in relation to human health, life, property and the natural environment. In fact as mentioned above they started operating with the wrong attitude but now they understand and are willing and prepared to provide all necessary water and air protection and equipment from any pollution of any kind. They are in fact are consulting with qualified tradesmen to install all relevant water protection equipment to prevent pollution and provide to Council the relevant certificates as well with the spray painting booth although installed they are trying to acquire from the relevant installation company the relevant certificate to issue to Council.

E1.4.7 Chemical Storage.	Details of the types, volumes and methods of storage of any chemicals or hazardous materials to be used on site shall be submitted with a Development Application. All chemicals shall be stored and handled in accordance with: (a) Australian Standard 1940: 1993 – The Storage and Handling of Flammable and Combustible Liquids; and (b) The Environment Protection Manual for Authorised Officers: Technical Section (Bunding and Spill Management) 1995.	Engine oils ,fluids used/ unused, paints ,thinners, cleaning agents and other chemicals relating with the operation of the workshop shall be stored in secured and safe rooms, locked up such as the store room next to the amenities. Proper bunds around the work bays and wash down area of the finished vehicles shall be installed and shall be used and shall be available to take care in a proper manner and prevent any spillage of oil on public areas -as shown on the plans.
E1.5 Parking and Access.	The required number of parking spaces for the type of development proposed is specified in Chapter B1 of this DCP. The number of service bays required will be determined based on the merits of individual proposals. If the parking calculation result in a fraction of a parking space, the number of spaces required is rounded up to the nearest whole number, unless otherwise stated. Where and alternative provision is stated the requirement will be whichever is the greater. Provide car parking areas to the rear of buildings or below ground level where possible. Locate visitor parking near the main pedestrian entrance to the building. Parking may be located in front of the building alignment, provided the parking does not encroach upon the front setback areas. Driveways are to be positioned to minimise impacts on adjoining residential properties. Large expanses of bare concrete are to be avoided, through the use of a combination of different surface material. Pedestrian thoroughfares, vehicular access and parking areas are to be delineated, and landscaping provided for shade. Minor alterations and additions to existing buildings which will result in an increase of up to 25m2 in floor area may be considered without the need for additional on-site parking.	The site have an existing driveway & driveway crossings. Refer to the site plan to the parking layout area.
E1.6 Industrial Signage.	C2 The total advertising area on each site is not to exceed 1m2 per 2m of road or access frontage for premises with a single frontage, and 0.5m2 per 2m for premises with two frontages. **Therefore, the actual frontage of the site is 27,548 m divided x 2 = 13.774 m2.**	There is an existing signage fixed to the front of the building as shown on the plans with an overall area of the sign being 32.60m2. which is well above the maximum allowed, however considerations should be given the fact that actual writing is sparsely spread and in fact the actual signage is much less.

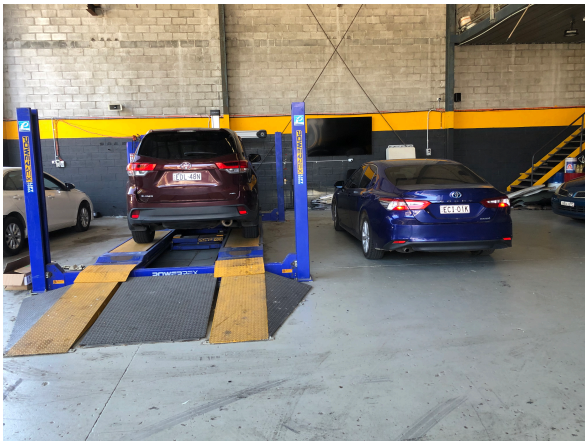
APPENDIX:

Spray painting booth

Mechanical repair work bays



Close up of the mechanical repair work bays



Photographs showing the workshops internal set up.