

STATEMENT OF ENVIRONMENTAL EFFECTS

Development Application

To: **Canterbury Bankstown City Council:**
For: **Change of use to existing industrial premises.**
Lodged on behalf of : **Boomerang Rental P/L.**
At: **U23/112 Benaroon Road Lakemba.**



Prepared by

Ergo Designs P/L

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bdaa
ACCREDITED
BUILDING DESIGNER

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 **Boomerang Rentals P/L** for the existing industrial site listed as

Lot: 15 SP 56869 and known as **Unit 23 /112 Benaroon Road Lakemba.**

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

Change of use of existing industrial building unit into a motor bike rental & sale.

The company is "Boomerang Rentals Australia". Involves the rental & sale of motor bikes.

- This Statement is to be read in conjunction with the attached architectural plans drawing numbers **324-152-1&2** prepared by **Ergo Designs P/L** and dated **14th March, 2024.**
- 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 lose their clientele they concentrated their efforts in relocating without Council D.A approval.*
- However, along the way they have been approached by Councils Senior Environmental Compliance & Protection Officer-**Mr. Jeremy Manion**- who pointed out that an approval is required to be obtained.*
- Our office was approached by **Mr. Mohammad** from **Boomerang Rentals Australia** and requested to act upon as soon as possible by investigating first if we can lodge a Complying Development Application to expedite the matter- however after spending 1 week- the answer that came back was that a Private Certifier is unable to handle such an application because the applicants have already moved into the premises.*
- Next task was to inform Mr. Jeremy Manion by email that we have been engaged to document and lodge with Council a Development Application- which we have dropped all other work and have concentrated on the deadline given the 21st of March- please see below the answer that came back from Council.*
- Nonetheless, our instructions are to lodge a D.A application with Council before the 21st of March- which we are keeping our part of the agreement and lodge the application-as far as getting an approval by the 21st of March that is a miracle?*

 **Jeremy Manion**
RE: 23/112 Benaroon Road Lakemba
To: BILL Vourtzoulis

Hi Bill,

Thank you for your email.

There may have been a miscommunication.

Council has required that the unlawful use ceases by 21 March 2024.

If your client was to obtain a planning approval and comply with it by this date then it would also be an avenue for your client to continue trading, however the submission of an application is not an approval to operate.

Should the use occur after 21 March 2024 then Council may take regulatory action against your client.

Regards,



Jeremy Manion - Senior Environmental Compliance and Protection Officer
T 02 9707 9754
E Jeremy.MANION@cbccity.nsw.gov.au
www.cbccity.nsw.gov.au



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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 Bankstown Local Environmental Plan 2023.
2. Canterbury Bankstown Development Control Plan 2023
3. and in particular;
 - Chapter 2: 2.3 OF CBDP 2023:- **FLOOD RISK MANAGEMENT.**
 - Chapter 3: 3.1 OF CBDP 2023:- **DEVELOPMENT ENGINEERING STANDARDS**
 - Chapter 3: 3.2 OF CBDP 2023:- **PARKING.**
 - Chapter 3: 3.3 OF CBDP 2023:- **WASTE MANAGEMENT.**
 - Chapter 3: 3.4 OF CBDP 2023:- **SUSTAINABLE DEVELOPMENT.**
 - Chapter 3: 3.7 OF CBDP 2023:- **LANDSCAPE**
 - Chapter 9: 9.1 OF CBDP 2023:- **INDUSTRIAL PRECINCTS General Requirements.**

- the proposal is suitable for its locality as it is surrounded with other similar industrial developments all around, it is an industrial unit 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 and is also accessed from Punchbowl Road.
- The site is an industrial complex consisting of 30 units, a recently built project.
- The particular unit No.23 is located and faces Punchbowl Road.
- The building is part single storey industrial building with a front RSDoor and an internal loading dock while the section on the right hand side is a 2 storey section with part open parking area underneath and office/toilet amenities, while on the upper floor are office suites.
- Ground floor GFA - 231.0m2 and the mezzanine level have an FSR of 104.00m2- Total GFA area - 335.00m2
- Site land area is 8,388.30

2.20: Features of the site:

- The land is falling towards the front of the site- Punchbowl Road.
- There are no existing trees on site.

2.30: Previous usage:

This premises was used as a general warehouse in the past.



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 as 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 unit into a motor bike rental & sale.

The company is "Boomerang Rentals Australia". Involves the rental & sale of motor bikes.

3.20: Number of employees: The business employs 3 permanent male staff members including the person in the office reception area.

3.30: Hours of operation:

Seven days a week from 7.00am to 5.00pm.

These hours are consistent with the light industrial land zoning.

3.40: Plant and machinery:

No machinery is involved apart from an air compressor.

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

Vehicle sales and hire premises-0.75 space per 100m² site area; and

6 spaces per work bay for vehicle repair services where provided, to be split as follows:

- 1 space for staff;
- 1 space for visitors; and
- 4 spaces for vehicles awaiting assessment or repairs.
- Bicycle spaces-1 space per 5 staff
- Required = 2.51 parking spaces + 1 bicycle space
- There are no work bays for vehicle repairs involved.

Actual provided:

3 spaces at the front refer to plans and;

1 bicycle parking space.

Loading dock facilities:

A loading dock is provided within the premises as shown on the plans.

3.60: Deliveries vehicles and number of deliveries:

Any spare part deliveries if required, could be carried out by a delivery van once in a couple of days.

3.70: Waste Management:

- **Recycled** : Recycled products may include items such as paper, cardboard, 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 :
"J J Richards & Sons" -Recycling & Waste TEL: 9832 4022.
- **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 : **"J J Richards & Sons" -Recycling & Waste TEL: 9832 4022.**
- **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 Bankstown Local Environmental Plan 2023:**

LEP MAP REQUIREMENT	CONTROLS	PROPOSAL
Land area		8,388.30m ²
Land Zoning		Zone IN2 Light Industrial
Site Cover		60%
Height of Buildings	N/A	7,725m existing O/A bldg. height.
FSR	1:1	.85:1
Flood Planning	PMF & FPA affected	N/A-existing premises with no structural works to be carried out.
Heritage	Not affected	N/A- existing premise.
Acid Sulfate Soils	Not affected	N/A- existing premise.

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

The use already taken place on the premises is defined under the CBLEP as a **Vehicle sales or hire premises**; as the use is **motor bike rental and sales** which is listed under the permitted column of the land zoning applicable to this site provide an approval is obtained.

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

As mentioned above the proposed use is:

**Change of use of existing industrial building unit into a motor bike rental & sale.
The company is "Boomerang Rentals Australia". Involves the rental & sale of motor bikes.**

4.20 Canterbury Bankstown Development Control Plan 2023:**4.21: Chapter 2: 2.3 OF CBDP 2023:- FLOOD RISK MANAGEMENT.****Section 9: Flood risk management in the former Canterbury LGA****Objectives:**

O1 To ensure infrastructure design and construction is appropriate to each site.

O2 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.

O3 To produce quality engineering works for all developments.

O4 To encourage the consideration of possible engineering constraints to the development at the first stage of the design of the development.

O5 To ensure public infrastructure managed by Council is not compromised by development.

SECTION 10-FLOOD RISK MANAGEMENT:**Objectives**

O1 To ensure development in flood liable areas is designed and constructed to withstand the stresses of the highest probable flood.

O2 To ensure development will not increase the flood hazard or flood damage to other properties or adversely affect them in any way during times of flooding.



<u>Standard</u>	<u>Control</u>	<u>Proposal</u>
Overland flow path.	<p>Surface overland flow paths are an integral part of the drainage system and must be considered at the design stage of the stormwater system. They are to be preserved and maintained unobstructed throughout the developed site and adjoining properties.</p> <p>9.1 Do not obstruct any overland flow path. Council will enforce the removal of any obstruction to overland flow within private properties and recover from the owners the cost of carrying out such work.</p> <p>9.2 Do not obstruct existing runoff, entering the site from upstream properties or sub-catchments, from flowing into the subject site, or redirect it to increase the quantity or concentration of surface runoff entering adjoining properties. Note: During periods of heavy rainfall, it is anticipated that there will be potential runoff, across boundaries of some properties, which will enter downstream sites from upstream properties due to the local contours of the area.</p> <p>9.3 Consider potential runoff at the design stage and design so it will not have any adverse impact on adjoining properties. Overland flow should not be obstructed from flowing naturally and is not to pond or concentrate along boundaries of adjoining properties. Suitable channels, open dish drains, walls or any other measures may be necessary to accommodate the existing and potential overland flow paths throughout the subject site.</p> <p>9.4 Care must be exercised to ensure that provision of any of the above remedial measures will not result in diverting runoff into the OSD system, if this is unattainable, then the OSD system must be designed to cater for the additional stormwater runoff anticipated from upstream catchment area(s).</p> <p>9.5 Council may require that the design specify the extent of the overland flow path through the site, and that the development be located/modified clear of the overland flow path or set at an appropriate freeboard.</p>	<p><i>This application does not involve building works to be carried out or any disturbances to the existing storm water flow paths as a result there is no issue.</i></p>
Areas subject to possible flooding	<p>9.6 OSD is not required on sites affected by 1 in 100-year flooding (mainstream flooding not overland flow). Note: Council has a record of the flood levels for properties adjacent to the Cooks River and the Salt Pan Creek. Council will issue flood levels on written request, subject to a fee. Flood levels will be issued to Australian Height Datum to the nearest 100mm. Levels for the 1 in 20-year flood, 1 in 50-year flood and 1 in 100-year flood can also be provided. Approximate ground levels can also be given, however; it is the applicant's responsibility to engage a surveyor to determine the actual ground and floor levels.</p> <p>9.7 Council may require a flood study be undertaken and submitted with the development application, where flood studies have not previously been undertaken for areas adjacent to water courses.</p> <p>9.8 Habitable floor levels of all residential and institutional buildings are to be a minimum of 0.5m above the 1 in 100-year flood level.</p> <p>9.9 All garages or parking areas are to be at least 150mm above the 1 in 100-year flood level.</p>	<p><i>As mentioned above this application is merely for the change of use of the existing industrial unit and in no way will affect the flooding flows or levels of the natural ground surface and therefore there is no issue.</i></p>
SECTION 10-FLOOD RISK MANAGEMENT	<p>10.1 Submit a survey plan to Council showing the relative levels to AHD, prepared by a registered practicing surveyor.</p> <p>10.2 Flood levels of all habitable rooms should be 0.5m or more above the standard flood level. A certificate by a registered practicing surveyor certifying the level of the completed building will be required.</p> <p>10.3 Where Council considers flooding could damage a proposed development, no work should be commenced until a qualified structural/civil engineer has submitted a certificate of structural adequacy with regard to stability as a result of flooding.</p> <p>10.4 Where the development relates to an existing building, a certificate is to be provided from a qualified practicing structural or civil engineer stating that the existing building is capable of withstanding the likely floodwaters and impact from debris in those waters without sustaining structural damage.</p> <p>10.5 Developments such as sporting grounds and open-air carparks will be considered on flood liable land. Any consent for such development will require certificates from surveyors and engineers as referred to above.</p> <p>10.6 Habitable rooms include bedrooms, bathrooms, living rooms, study, lounge rooms, dining rooms, games rooms, kitchens, halls, garages, offices, laundries, utility rooms, manufacturing rooms/areas, classrooms, storage areas.</p> <p>10.7 Non-habitable floor space includes decking, sports grounds and carparks.</p> <p>Note: The above habitable room and non-habitable floor space lists are not exhaustive and may include other forms of accommodation, storage and space use.</p>	<p><i>The whole existing development is a recent development that have been designed and constructed with all adjoining controls taken into consideration. The proposal does not as mentioned above involve any structural works but merely a change of use of the premises.</i></p>

4.20 Canterbury Bankstown Development Control Plan 2023:**4.22: Chapter 3: 3.1 OF CBDP 2023:- DEVELOPMENT ENGINEERING STANDARDS:****Section 3 – Stormwater drainage systems.****Objectives:**

O1 To establish a high standard of stormwater drainage infrastructure within the site.

O2 To ensure that the proposed and constructed stormwater drainage system do not adversely impact on Council's stormwater drainage system, the development itself and adjoining sites.

O3 To ensure that buildings are not affected by inundation from stormwater runoff resulting from the 100-year ARI storm event.

O4 To ensure that any proposed stormwater drainage works are designed to minimise any nuisance caused by stormwater drainage flows from local catchment flooding or mainstream flooding from rivers.

O5 To manage stormwater runoff and prevent damage to buildings and property and reduce hazardous flows.

O6 To avoid the location of stormwater drainage infrastructure within tree driplines and deep soil zones.

O7 To give special consideration to development requiring the submission of BASIX Certificate where the use of rainwater storage tanks fitted into stormwater drainage systems may supplement the domestic water supply.

Standard	Control	Proposal
Development impacted by stormwater systems	<p>3.1 Applicants must apply to Council for a Stormwater System Report (SSR), prior to DA submission, if the site is noted on Council's SSR register as affected by Council's stormwater drainage pipelines and/or affected by potential local stormwater flooding. The development must be designed to consider the recommendations of the SSR and satisfy the requirements of this DCP.</p> <p>It is the applicant's responsibility to locate and verify Council's stormwater drainage system as shown on the SSR or other information given by Council, including OLFPs where the stormwater system is located within the site.</p> <p>Development must be designed and constructed to make provision for overland flow from stormwater runoff generated by external upstream catchments.</p>	<p><i>As mentioned above the proposal is just for a change of use with no building works proposed as a result there shall be no change in the levels of the existing floor and no issue in terms of storm water drainage or flooding to the premises.</i></p>
Disposal of stormwater runoff	<p>3.2 Site stormwater drainage systems should be designed to flow under gravity, and be connected to Council's stormwater drainage system at the nearest suitable location or CDL benefiting the site. Site drainage design should follow the natural fall of the catchment to a pipeline connection point that has been designed for the runoff. Catchment redirections may be permitted subject to compliance with requirements outlined below. A separate approval to connect to Council's stormwater drainage system must be obtained from Council. Permission to carry out the works must be obtained by applying for the relevant Work Permit.</p> <p>The final number of drainage outlets will be determined by Council through the WP process and the Storm Water Connection Plan Approval.</p> <p>Pipelines constructed across the footway must generally be confined to within the site frontage. In certain circumstances Council may consider allowing the pipeline to extend a maximum of 20m along the footway in front of adjoining site. The applicant must demonstrate that the development potential of the adjoining site, including construction of VFCs, will not be adversely affected.</p>	<p><i>The existing property have in place an existing approved stormwater drainage system, as the existing development is recent and there shall be no alterations to the existing set up.</i></p>
<p>Drainage line easement widths</p> <p>Roof gutter design</p> <p>Stormwater system ARI design criteria.</p> <p>Requirements for charged lines.</p> <p>Requirements for absorption systems.</p> <p>Requirements for pump-out systems.</p> <p>Evidence to show that offers, to adjoining property owners, to acquire a drainage easement have been made and failed.</p> <p>Requirements for flood freeboard and minimum floor level.</p>		<p><i>The existing development is fully completed and well maintained in terms of storm water drainage, approved by Council at the time and before construction.</i></p> <p><i>The proposed use is limited o a change of use to one of the units- namely unit No. 23 and in no way the existing and functioning storm water drainage is to be compromised with the proposal.</i></p> <p><i>Therefore, all standards and relevant controls listed in the adjoining column are irrelevant.</i></p>

4.20 Canterbury Bankstown Development Control Plan 2023:**4.23:Chapter 3: 3.2 OF CBDP 2023:- PARKING:****Objectives:**

O1 To ensure development achieves the parking requirements.

O2 To achieve a balance between parking requirements, visual aesthetics and pedestrian safety, which includes access for people with disabilities and convenience for drivers.

O3 To reduce car dependency by encouraging alternative means of transport such as cycling, walking and public transport.

O4 To ensure the layout and design of car parks function efficiently and safely.

O5 To ensure the design of open-air car parks incorporate landscape to manage urban heat and water, and to minimise the visual impact.

O6 To minimise overflow parking and other traffic impacts in residential streets and neighbourhoods.

<u>Standard</u>	<u>Control</u>	<u>Proposal</u>
Vehicle sales and hire premises.	0.75 space per 100m ² site area; and 6 spaces per work bay for vehicle repair services where provided, to be split as follows: 1 space for staff; 1 space for visitors; and 4 spaces for vehicles awaiting assessment or repairs. 1 space per 5 staff Required parking area= Unit area = 335.0m ² x.75=2.51 car spaces..	<i>Actual provided: 3 parking spaces. 1 bicycle space. Refer to plans.</i>

4.20 Canterbury Bankstown Development Control Plan 2023:

4.24:Chapter 3: 3.3 OF CBDP 2023:- WASTE MANAGEMENT.

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.*

SECTION 5–INDUSTRIAL DEVELOPMENT:

Development controls

All industrial development types:

- 5.1 Development must provide bin storage and separation facilities within each tenancy and within the communal bin room.
- 5.2 Development must provide an appropriate and efficient waste storage system that considers:
 - (a) the type of business;
 - (b) the volume of waste generated on-site;
 - (c) the number of bins required for the development and their size;
 - (d) additional recycling needs e.g. cardboard, pallets and milk crates;
 - (e) waste and recycling collection frequencies.
- 5.3 Development is to consider potential future uses, particularly where separate waste containers may be required for industrial process type waste and bunding of bin storage areas.
- 5.4 Where development involves multiple tenancies, the design of development must ensure each tenancy will be able to obtain a Trade Waste Licence.
- 5.5 Bin storage areas are to integrate with the overall design and functionality of development and are to locate within the building envelope to enable these areas to be screened from view from the public domain.
- 5.6 The design of the bin storage area must comply with the requirements of the applicable Waste Design for New Developments Guide.
- 5.7 An on-site collection point is to be nominated for development. The location of the collection point must allow collection vehicles to enter and exit the site in a forward direction and allow all vehicle movements to comply with the Australian Standard AS 2890.2. The location of the collection point must ensure waste servicing does not impact on any access points, internal roads and car parking areas.
- 5.8 Waste collection frequency is to be a minimum of once per week. Higher collection frequency may be required for development with larger waste generation rates and to ensure bin storage areas are kept clean, hygienic and free from odours. Higher collection frequencies must not impact on neighbouring residents in relation to noise, odour and traffic.

PROPOSAL

- **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 :
“J J Richards & Sons” -Recycling & Waste TEL: 9832 4022.
- **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 : **“J J Richards & Sons” -Recycling & Waste TEL: 9832 4022.**
- **Waste engine oil collection.**
Waste engine oils to be collected and serviced by an appointed private contractor-**Oil Collection Services Tel: 0413742752** at call.

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:
23/112 Benaroon Road Lakemba.

Proposed development
Change of use to existing industrial premises

Applicant name:
BOOMERANG RENTAL P/L. (MOHAMMAD)

Applicant telephone number:
0416 948717

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

PAGE 2 OF 5**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	3.0m ³ Weekly .	To be located inside the unit next to the loading dock, as shown on the plans.	Private Contractor – “J J Richards & Sons” -Recycling & Waste TEL: 9832 4022. 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.	3.0m ³ Weekly .	To be located inside the unit next to the loading dock, as shown on the plans.	Private Contractor – “J J Richards & Sons” -Recycling & Waste TEL: 9832 4022. collection= once a fortnight.
Waste Engine oil Collection	200 ltr Drums	Oil tank to be located @ the inner LHS 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 unit 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.

4.20 Canterbury Bankstown Development Control Plan 2023:**4.25:Chapter 3: 3.4 OF CBDP 2023:- SUSTAINABLE DEVELOPMENT.****Section 2 – Water conservation:****Objectives:**

O1 To incorporate more sustainable use of water in development by:

(a) increasing the efficiency of mains supply water use; and

(b) providing for on-site collection and re use of rainwater, grey water and stormwater runoff.

SECTION 3–ENERGY MINIMISATION:**Objectives:**

O1 To incorporate energy efficiency in the design and operation of development proposals. This is done by:

<u>Standard</u>	<u>Control</u>	<u>Proposal</u>
Water conservation:	<p>2.1 Proposals for new development with a gross floor area less than 5,000m² and proposals for extensions to existing developments below 5,000m² seeking to expand by 50% or more of the existing floor area must comply with Requirement W1.</p> <p>2.2 Proposals for new development or extensions with a floor area greater than or equal to 5,000m² of gross floor area must comply with Requirements W1 and W2.</p>	<p><i>This application is for a change of use to an existing established development with all necessary water conservation measures established.</i></p> <p><i>Therefore, as this application is for a change of use to an existing unit there is no issue about the controls in the adjoining column.</i></p>
Requirement W1: Use of water efficient fixtures.	<p>2.3 The following requirement is mandatory and must be incorporated into the building design: All taps, shower heads, toilet suites (cisterns, urinals) used in the development must be rated to at least 4 stars under the National Water Efficient Labelling and Standards (WELS) Scheme (refer below).</p> <p>National water conservation rating and labelling scheme</p> <p>The Water Efficient Labelling and Standards (WELS) Scheme is administered by the NSW and Australian Government and is designed to make more efficient use of Australia's potable water supply.</p> <p>The following star ratings are required for compliance with this DCP:</p> <p>(a) shower heads 3 stars – 8 litres or less per minute;</p> <p>(b) basins taps 6 stars – 4.5 litres or less per minute;</p> <p>(c) toilet cisterns 4 stars – 4 litres or less per flush.</p> <p>A comprehensive list of products that meet the above water consumption requirements of this DCP can be viewed at the Australian Government website at www.waterrating.gov.au</p>	<p><i>As mentioned above the existing development being an established development of less than 5000m2 and in particular the unit 23 to which the proposed change of use is limited have in place all existing all existing water supply fixtures and there is no proposal to change or replace any one of them -therefore there is no issue in terms of the controls in the adjoining column.</i></p>

(a) promoting the use of energy efficient principles in the design of a facility; and

(b) ensuring the ongoing operations of the facility incorporates energy minimisation measures.

<u>Standard</u>	<u>Control</u>	<u>Proposal</u>
Requirement E1: Energy efficient building design	<p>3.2 The design and orientation of buildings must maximise solar access and natural lighting by:</p> <p>(a) Orientating the building so that its longest side is on the east west axis (where possible).</p> <p>(b) Maximising the number of windows on the northern face of the building and minimising glazed areas on the eastern and western walls of the building (i.e. providing for most of the glazed areas on the northern face of the building).</p> <p>(c) Fitting warehouses with skylights to 10% of the roof area.</p> <p>(d) Considering and including where feasible the following features: skylights, clerestory windows, light wells, light tubes, atriums and similar features.</p>	<p><i>This application is for a change of use to an existing established development with all necessary energy minimisation measures established.</i></p> <p><i>Therefore, as this application is for a change of use to an existing unit there is no issue about the controls in the adjoining column.</i></p>
Requirement E2: Energy efficient hot water systems	<p>3.3 Development must incorporate a hot water heating system that is energy rated to at least 4 stars. The preferred system is either a gas boosted solar system, or a 5 star gas system, with appropriate insulation to the tank and pipes (refer to box for a list of different types of water heaters that have a rating of 4 stars or higher).</p>	<p><i>Unit 23 to which we seek a change of use have in place an existing approved hot water unit which complies to the controls of the adjoining column.</i></p>

4.20 Canterbury Bankstown Development Control Plan 2023:**4.26:Chapter 3: 3.7 OF CBDCP 2023:- LANDSCAPE:****Section 2 – Landscape design:****Objectives**

O1 To promote attractive settings for development and the public domain.

O2 To ensure landscape design contributes to the streetscape and amenity.

O3 To incorporate the principles of ecologically sustainable development into the landscape design.

O1 To integrate the landscape design with the overall design of the development.

O2 To promote the retention and planting of large and medium size trees, and the healthy growth of trees in urban areas.

O3 To provide deep soil zones to manage urban heat and water, and to allow for and support healthy plant and tree growth.

O4 To contribute to the quality and amenity of communal open space, podiums and courtyards.

<u>Standard</u>	<u>Control</u>	<u>Proposal</u>
Existing vegetation and natural features.	<p>2.1 New landscaping is to complement the existing street landscaping and improve the quality of the streetscape.</p> <p>2.2 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.</p>	<p><i>This application is for a change of use to an existing industrial unit with no proposed works involved and the existing development is a recently finished industrial complex with an established landscaped area at the front of both streets that the complex have access which shall be maintained as it stands.</i></p> <p><i>Therefore there is no issue with the landscaping.</i></p>
Design and location of landscape	<p>2.3 The landscape design is to contribute to and take advantage of the site characteristics.</p> <p>2.4 The landscape design is to improve the quality of the streetscape and communal open spaces.</p> <p>2.5 The landscape of setbacks and deep soil zones.</p> <p>2.6 Development must consider the retention of existing trees in the building design.</p>	<p><i>The property as mentioned above have in place an existing landscaped established area which shall be retained.</i></p>

4.20 Canterbury Bankstown Development Control Plan 2023:**4.26:Chapter 9: 9.1 OF CBDP 2023:- INDUSTRIAL PRECINCTS General Requirements.****Objectives:**

O1 To support and protect industrial land for industrial uses.

O2 To ensure development is compatible with the desired character of the industrial precincts.

O3 To enhance the amenity for people who work in and visit the industrial precincts.

O4 To facilitate ecologically sustainable development.

O5 To ensure site configurations are practical for industrial operations, including space for off-street parking, loading activities, vehicle manoeuvring and access.

C2 Light Industrial Precinct

The Light Industrial Precinct will continue to support successful employment and economic activity as its primary role. This precinct is vital to Canterbury-Bankstown's position and future economic success in the Central River City, and will continue to offer residents jobs closer to home. The built form will be mostly contemporary light industries, warehouses and urban services within a safe and high quality environment. These uses would be 'light' in nature, meaning they would not cause nuisance or adversely affect the surrounding amenity by way of noise or emissions. Non-industrial development will be limited to land uses that are compatible with the primary employment role of the precinct.

Section 2 – Building envelopes and landscape:**Objectives:**

O1 To achieve good design in terms of building form, bulk and landscape.

O2 To provide employee and visitor amenities in a pleasant environment.

O3 To enhance ecological values.

O4 To provide deep soil zones to manage urban heat and water, and to allow for and support healthy plant and tree growth.

O5 To ensure development is compatible with the prevailing suburban character and amenity of neighbouring residential areas.

<u>Standard</u>	<u>Control</u>	<u>Proposal</u>
Site cover.	2.1 The sum of the total area of building(s) on the ground floor level must not exceed 70% of the site area.	<i>The existing development have a site cover of 60%</i>
Setbacks	<p>Street Setback: 2.3 This clause applies to land within the former Canterbury Local Government Area:</p> <p>(a) The minimum setback to the primary street frontage is 5m. (b) The minimum setback to the secondary street frontage is 2m.</p> <p>Side and rear setbacks: 2.5 Council may require minimum setbacks to the side and rear boundaries of the site: (a) to maintain reasonable solar access or visual privacy to neighbouring dwellings; or (b) to avoid an easement or tree dripline on the site or adjoining sites; or (c) to comply with any multi-level risk assessment undertaken for a development that ascertains the need for an appropriate setback or buffer zone between the development and any adjoining or neighbouring land within a residential zone. 2.6 The design of buildings must ensure that: (a) At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling. (b) A minimum 50% of the required private open space for a dwelling that adjoins a development receives at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected private open</p>	<p><i>Existing development have front setback of 10.0m. Side & rear boundary setbacks are zero setbacks. There are no residential properties around the existing development.</i></p>
Open space	<p>Site area of Greater than 4,000m² Adjoining a state road = Minimum width of landscaped area= 10.0</p>	<i>Actual provided =10.0m</i>

SECTION 3–BUILDING DESIGN:**Objectives**

O1 To achieve good design in terms of architectural treatment and visual amenity.

O2 To ensure the siting and design of buildings contribute to the personal and property security of people.

O3 To maximise natural surveillance so that people feel safe at all times.

O4 To encourage building designs, materials and maintenance programs that reduce the opportunities for vandalism and graffiti.

Standard	Control	Proposal
Facade design	<p>3.1 Development must articulate the facades to achieve a unique and contemporary architectural appearance that:</p> <ul style="list-style-type: none"> (a) unites the facades with the whole building form; (b) composes the facades with an appropriate scale and proportion that responds to the use of the building and the desired contextual character; (c) combines high quality materials and finishes; (d) considers the architectural elements shown in Figure 3a; and (e) considers any other architectural elements to Council's satisfaction <p>Development may have predominantly glazed facades provided it does not cause significant glare nuisance. Industrial retail outlets must incorporate shopfront style windows with clear glazing so that people can see into the premises and vice versa. Council discourages the use of obscure or opaque glass, or other types of screening.</p> <p>3.4. Facade design (corner sites)</p> <p>Where development proposes a portal frame or similar construction, Council does not allow the 'stepping' of the parapet to follow the line of the portal frame.</p> <p>3.5 The street facade of development on a corner site must incorporate architectural corner features to add visual interest to the streetscape.</p> <p>Facade design (materials)</p> <p>3.6 Development must use:</p> <ul style="list-style-type: none"> (a) quality materials such as brick, glass, and steel to construct the facades to a development (Council does not permit the use of standard concrete block); and (b) masonry materials to construct a factory unit within a building, and all internal dividing walls separating the factory units. <p>Despite this clause, Council may consider a small portion of the street facade to comprise metal sheet or other low maintenance material provided it complies with the Building Code of Australia.</p> <p>Roof design</p> <p>3.7 Development must incorporate an innovative roof design that:</p> <ul style="list-style-type: none"> (a) achieves a unique and contemporary architectural appearance; and (b) combines high quality materials and finishes. 	<p><i>The existing development on site is a recently constructed development complying with all the controls in the adjoining column, while this development application is all about a change of use to the front unit No.23 without any new structural works.</i></p>
Safety and security	<p>3.8 The front door to buildings should face the street.</p> <p>3.9 The administration offices or industrial retail outlets must locate at the front of buildings.</p> <p>3.10 Windows on the upper floors of a building must, where possible, overlook the street.</p> <p>3.11 Access to loading docks or other restricted areas in buildings must only be available to tenants via a large security door with an intercom, code or lock system.</p> <p>3.12 Unless impractical, access to outdoor carparks must be closed to the public outside of business hours via a lockable gate.</p> <p>3.13 Development must provide lighting to the external entry paths, common lobbies, driveways and car parks using vandal resistant, high mounted light fixtures.</p> <p>3.14 Where the site shares a boundary with a railway corridor or an open stormwater drain, any building, solid fence, or car park on the site should, wherever practical, be setback a minimum 1.5m from that boundary. The setback distance must be:</p> <ul style="list-style-type: none"> (a) treated with hedging or climbing vines to screen the building, solid fence, or car park when viewed from the railway corridor or open stormwater drain; and (b) the hedging or climbing vines must be planted prior to the completion of the development using a minimum 300mm pot size; and (c) the planter bed area must incorporate a commercial grade, sub-surface, automatic, self-timed irrigation system; and (d) the site must be fenced along the boundary using a minimum 2m high chain-wire fence; and (e) the fence provides an appropriate access point to maintain the landscaping within the setback area; 	<p><i>The development is existing and complies to the controls in the adjoining column. The proposal is for a change of use to the front unit facing Punchbowl Road and does not involve any building alterations.</i></p>
General	<p>3.15 Council must take into consideration the following matters for development in the industrial zones:</p> <ul style="list-style-type: none"> (a) whether the proposed development will provide adequate off-street parking, relative to the demand for parking likely to be generated; (b) whether the site of the proposed development will be suitably landscaped, particularly between any buildings and the street alignment; (c) whether the proposed development will contribute to the maintenance or improvement of the character and appearance of the locality; (d) whether access to the proposed development will be available by means other than a residential street but, if no other means of practical access is available, the consent authority must have regard to a written statement that: <ul style="list-style-type: none"> •(i) illustrates that no alternative access is available otherwise than by means of a residential street; and •(ii) demonstrates that consideration has been given to the effect of traffic generated from the site and the likely impact on surrounding residential areas; and (iii) identifies appropriate traffic management schemes which would mitigate potential impacts of the traffic generated from the development on any residential environment; (e) whether goods, plant, equipment and other material used in carrying out the proposed development will be suitably stored or screened; (f) whether the proposed development will detract from the amenity of any residential area in the vicinity; and (g) whether the proposed development adopts energy efficiency and resource conservation measures related to its design, construction and operation. 	<p><i>Existing development with a proposed change of use to the existing industrial unit No.23. Existing parking area as shown on the plans.</i></p>

Service stations and vehicle sales or hire premises	<p>3.17 Service stations and vehicle sales or hire premises must provide a minimum 3m wide landscape buffer zone to the primary and secondary street frontages.</p> <p>3.18 Service stations and vehicle sales or hire premises must locate an active frontage use (such as a showroom, office, customer service area, convenience store or restaurant) along the primary and secondary street frontages.</p> <p>3.19 Service stations and vehicle sales or hire premises must locate a vehicle repair station and associated car park at the basement level or at the rear of the site.</p>	<p><i>The proposed change of use to unit 23 is for the rental and sale of motor bikes.</i></p> <p><i>All business shall take place within the confines of the unit and no business shall be contacted outside the boundaries of the unit.</i></p> <p><i>Parking is available in the allocated parking space under the building for 3 parking spaces which comply with the controls on parking.</i></p> <p><i>Business hours are within the acceptable hours of 7,0am to 5.0pm.7 days a week.</i></p> <p><i>All waste bins shall be kept inside the unit next to the loading dock.</i></p> <p><i>A loading dock is available within the premises.</i></p>
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SECTION 4–ENVIRONMENTAL MANAGEMENT:**Objectives**

O1 To minimise pollution and environmental risk.

<u>Standard</u>	<u>Control</u>	<u>Proposal</u>
Acoustic privacy	<p>4.1 Development must: (a) consider the Noise Policy for Industry and the acoustic amenity of adjoining residential zoned land; and</p> <p>(b) may require adequate sound proofing to any machinery or activity that is considered to create a noise nuisance.</p>	<p><i>The proposed use rental and sale of motor bikes is a small business operation and is totally carried out inside the boundaries of the building.</i></p> <p><i>As a result there is no noise emitting outside the confines of the building.</i></p>
Pollution control	<p>4.2 Development must adequately control any fumes, odour emissions, and potential water pollutants in accordance with the requirements of the relevant public authority.</p>	<p><i>There shall be no fumes, odour emissions emanating from the property as there is none to be produced.</i></p> <p><i>The motor bikes are not repaired and not washed on the site since any if required repair or washing service is carried out elsewhere by another company nearby and as a result there shall be no water pollutants spilling into public roads etc from the property.</i></p>

SECTION 5–SITE FACILITIES:**Objectives:**

O1 To ensure site facilities integrate into the overall building form, and achieve good design in terms of architectural treatment and visual amenity.

O2 To ensure the design, construction, and operation of kitchens and food premises achieve satisfactory standards of hygiene.

<u>Standard</u>	<u>Control</u>	<u>Proposal</u>
Storage areas	<p>5.1 The storage and use of hazardous materials must comply with the requirements of WorkCover NSW and other relevant public authorities.</p> <p>5.2 The storage and use of dangerous goods must comply with the <i>Dangerous Goods (Road and Rail Transport) Act 2008</i> and its regulations, and any other requirements of WorkCover NSW.</p>	<p><i>Any hazardous materials such as oils etc. shall be stored as per Work Cover NSW and Council's requirements and likewise any dangerous goods shall be stored as per controls in the adjoining column.</i></p>