

STATEMENT OF ENVIRONMENTAL EFFECTS

Development Application

To: **Canterbury-Bankstown City Council:**
For: **Distribution centre of “ Mercedes” small & medium rigid truck
modifications and spare parts outlet.**

- 1. Proposed Modified D.A (S 4.55(2) application for modifications to
approved D.A application for Building B – Part of the 2 industrial unit
development.**

At : **20 Birmingham Avenue Villawood.**
For: **Mr. S . Koupparis.**

Prepared by:

Ergo Designs P/L

BUILDING DESIGNERS & CONSULTANTS OFFICE 334a HOMER STREET EARLWOOD TEL: 9558 1233

1.00: INTRODUCTION:

This modified statement has been prepared by **Ergo - Designs P/L** in support of the new modified Development Application (S 4.55(2)) following previous D.A application approvals for the same property:

D.A No. DA-230/2022

Date of approval: 3 July 2022

- **This new modified D.A application seeks approval for the following;**

Proposal	Reasons in accordance with the owner and the structural engineer.
<i>A- Relocate to new position the accessible toilet in the proposed Building A.</i>	This is a better location -out of the way for the better use of the unit.
<i>B- Relocate the lunch room area at the rear of the proposed Building A.</i>	For the same reason as above.
<i>C - Re design the stairs.</i>	The stairs becomes shorter in length and more functional.
<i>D- construct a new R/C tilt up bearing wall to support the floor above.</i>	Because of the stairs opening it is a structural engineers request.
<i>E- Relocate the door opening between the 2 units at the front.</i>	It has become necessary as a result of massing the stairs and accessible toilet at the rear of unit A
<i>F- Fire exit door to be moved 600mm towards the right.</i>	An engineering request so as to provide space on the wall for reinforcement.
<i>G- Relocate the waste bin area to new position.</i>	This is a better location -out of the way for the better use of the unit.
<i>H- Extend the R/C tilt up wall panel outside all the way to the front of canopy.</i>	The owner wants to close the side for better weather protection.
<i>I- Re design internal office area.</i>	Placed the service desk in a better new position.
<i>J- Re design hallway upstairs.</i>	Comply with the travelling distance and fire brigade max. travelling distance- in accordance with the fire engineering plans.
<i>K- Introduce a shower room in lieu of the second toilet upstairs.</i>	The owner wants the use of it.
<i>L- Delete the highlighted RSD door</i>	The owner finds the door non functional due to the presence of the stairs and accessible toilet.
<i>M- Introduce a high window in place of the RSD.</i>	Get more natural light in the building.
<i>N- lift windows 3,4&5 slightly more off the floor level.</i>	More wall space to accomodate furniture.
<i>O- Change all levels on floor plans, elevations& sections from the original surveys assumed levels to more recent AHD levels.</i>	Original showed assumed levels but recent survey also included in this application shows AHD levels.

- This Statement is to be read in conjunction with the attached architectural drawings numbered **1017-949/A01-A07** dated the **15/01/25** and prepared by **Ergo Designs P/L**.

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- Commonwealth Disability Discrimination Act (DDA) 1992.
- NSW Anti Discrimination Act:

2.00: SITE: SITE ANALYSIS OF THE SITE:

2.10: Location of the site:

- The land subject to this application is situated on the western side of **Birmingham Avenue** at the end of the new extension to the avenue and in the new subdivision industrial estate.
- The property is known as **20 Birmingham Avenue Villawood- Lot 4. DP. 1062526**
- The zoning of the land is **IN1 - General Industrial: (pub. 23-6-2023)**
- Land dimensions are **51.01 max. depth x 29.75 max. width** and the land area is **1552.00 m2**.

2.20: The Suitability of the site:

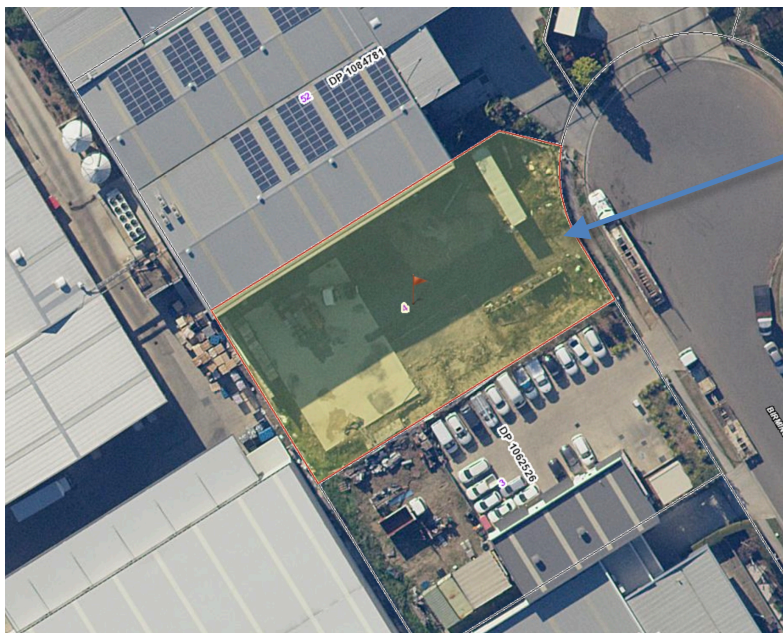
- The land is a vacant lot except for the partly constructed R/C slab to unit B.
- The land is slightly falling towards the front and southern side, with a bank at the rear southern corner falling towards the western and southern sides.
- The property has no existing trees on the site.
- There is no heritage issue with the site.
- The soil has been disturbed with cut and fill excavation works as part of the new subdivision engineering works.
- The land is not affected by a road widening proposal.
- The land is not affected by acid sulphate soils.
- The site is not a bushfire prone land.
- The site although abutting a threatened species area at the rear, it self is not affected.
- The land is not in a flood prone area nor it is affected by any overland storm water flow path.
- Finally, there is no noise issue with the site.

2.30: Adjoining properties:

- The adjoining site to the north has been developed with various sizes factory units.
- The property to the south and west are currently vacant lots.
- Further down to the southern side there is substantial industrial building development.

2.40: Present and previous land and building use:

As mentioned above the concerned site is a vacant lot as part of the new released industrial development estate in the area.



No20

Aerial photograph of the site:

3.00: PROPOSAL:

3.10: Work on the buildings:

The proposal is illustrated on the plans included with the application and involves the whole list of changes to the approved proposal as shown on page 1 above in this statement.,

3.20: Operational and Management Details.

3.21: Use of the building:

As per initial D.A approval.

The type of business the proposal is concerned with as mentioned above is for a;

Distribution centre of “Mercedes” small & medium rigid truck modification and spare parts outlet.

There are no hazardous materials and processes to be involved on site.

Noise and noise control is not an issue.

The operations are to involve a low employee ratio as a result there is no need for complaints management or security arrangements.

3.22: Goods and Services proposed:

As per initial D.A approval..

Only truck vehicle services are to be provided on site which shall include “Mercedes” truck modifications and distribution of spare parts outlet.

Maximum patron capacity on-site at any one time

The owner of the premises being the operator of the future business shall be the only person working on site and the maximum patron capacity at any given time shall be 1 patron at the time and bikeways daily.

3.23: Floor Space Usage:

As per initial D.A approval.

Main usage area includes;

An open plan area on the ground level comprising of an internal loading docks and storage area with 3 RS Door.

(Only 2 doors are anticipated to be in operation in early stages- the 3rd - LHS is only to be installed for future possible use).

Upper level is mainly for similar open storage area and also the introduction of a lunch room, toilet facilities for mainly future use if the number of staff increases and an office.

Storage shall occur in storage demountable shelving units –to future details and layout.

2 loading docks are to be accommodated internally suitable for a small vans for delivery of spare parts.

3.24: Number of employees:

As per initial D.A approval.

1 male the owner is to be employed at all times at this stage.

3.25: Hours of operations:

As per initial D.A approval.

7.00am –7.00pm 7 days a week not including public holidays.

3.26: Plant and machinery:

As per initial D.A approval.

No machinery is to be used apart for an air compressor.

3.27: Delivery vehicles and number of deliveries:

As per initial D.A approval.

Deliveries are limited to receiving and dispatching of engine and other spare parts in small delivery vans at least once daily of no specific time, however within working hours as nominated above.

Maximum vehicle movements on-site at any given time.

Vehicle movements on site shall be limited to one new vehicle for repairs daily.

There could be as well a vehicle awaiting from previous days work either completed waiting pick up or waiting for a spare part to arrive.

Possibly the delivery van parked on site if not on delivery trips.

3.28: Waste Management:

As per initial D.A approval.

See below under Environmental Planning and Assessment Act Considerations for details.

3.29: Advertising Signs:

As initial approved D.A application.

If any signage is proposed, if yes, will need to address SEPP (Industry and Employment) 2021 – ‘Signage’ of CBDP 2023.

No signage is required at this stage.

4.00: COMPLIANCE WITH RELEVANT PLANS, CODES & PLANNING POLICIES**4.10: Canterbury Bankstown Local Environmental Plan 2023:**

The site is zoned **General Industrial IN1** and under the provisions of this current LEP this zone does not prohibit such a use if with the permission of Council and provided that the development will not detrimentally affect the character or amenity area.

Permitted with consent

Agricultural produce industries; Building identification signs; Business identification signs; Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Restaurants or cafes; Roads; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
*Vehicle sales or hire premises; **Warehouse** or distribution centres; Any other development not specified in item 2 or 4*

4.20: The Suitability of the site in terms of the LEP maps:

No.	Item	Compliance
1	Zoning of the land	General industrial IN1 ✓
2	FSR= 1:1	.61:1 Proposed ✓
3.	Height Control = N/A	8.893m Proposed ✓
3	Heritage item or in Heritage Conservation area	N/A ✓ ✓
4.	Flood affected	N/A ✓
5.	Acid sulphate soils	N/A ✓
6.	ANEF Contour	N/A ✓
7.	Existing vegetation	None ✓
8.	Soil Contamination	N/A ✓
9.	Fall of the site	The land is falling slightly towards the front.

4.20: Canterbury Bankstown Development Control Plan 2023.**CHAPTER 9 – INDUSTRIAL PRECINCTS: 9.1 General Requirements****Section 1 – Introduction:****Objectives**

- 1 To support and protect industrial land for industrial uses.
- 2 To ensure development is compatible with the desired character of the industrial precincts.
- 3 To enhance the amenity for people who work in and visit the industrial precincts.
- 4 To facilitate ecologically sustainable development.
- 5 To ensure site configurations are practical for industrial operations, including space for off-street parking, loading activities, vehicle manoeuvring and access.

Industrial zones:**Standards& Proposal:**

Item.	Standards	Development controls	Proposal
1	DESIRED CHARACTER Objectives 1 To support and protect industrial land for industrial uses. 2 To ensure development is compatible with the desired character of the industrial precincts. 3 To enhance the amenity for people who work in and visit the industrial precincts. 4 To facilitate ecologically sustainable development. 5 To ensure site configurations are practical for industrial operations, including space for off-street parking, loading activities, vehicle manoeuvring and access.	General Industrial Precinct Light Industrial Precinct	The site is located in a general Industrial Precinct and have been approved by Council. This application is merely to modify minor parts of the building which do not impact upon the general approval.
2	BUILDING FORM & LANDSCAPE: Objectives 1 To achieve good design in terms of building form, bulk and landscape. 2 To provide employee and visitor amenities in a pleasant environment. 3 To enhance ecological values. 4 To provide deep soil zones to manage urban heat and water, and to allow for and support healthy plant and tree growth 5 To ensure development is compatible with the prevailing suburban character and amenity of neighbouring residential areas.	Site cover: The sum of the total area of building(s) on the ground floor level must not exceed 70% of the site area. Street setbacks Where sites do not adjoin a state or regional road, the minimum setback to: (i) the primary street frontage is 10m; and (ii) the secondary street frontage is 3m. Side and rear setbacks Open space. with a land area of between $1,000m^2$ – $1,999m^2$ Actual area = 1552.00m² the require front landscaped area is 4.50m². Employee amenities= minimum area of 25m²	Actual Site Cover as it has been approved =51.67% Actual approved primary road frontage is 14.624 metres. Since there are no residential properties abutting the site and all surrounding buildings are all industrial there are no requirements to have any setbacks either at the side or rear of the property. Therefore the building have been approved by Council on a zero side and rear setback as a result there is no issue with this control. Actual approved front landscaped area is 5.0m therefore there is no issue. An area of more than 25.0m² have been incorporated and approved by Council.

3	SECTION 3–BUILDING DESIGN; Objectives 1 To achieve good design in terms of architectural treatment and visual amenity. 2 To ensure the siting and design of buildings contribute to the personal and property security of people. 3 To maximise natural surveillance so that people feel safe at all times. 4 To encourage building designs, materials and maintenance programs that reduce the opportunities for vandalism and graffiti.	Facade design & Facade design (materials) Roof design Safety and security General:	The facade of the building as well as the materials to be constructed have been approved by Council and comprise R/C tilt up panels with decorations and articulations of the front facade as well as having window and front door openings. As well the roof design have been approved with a metal deck roof with articulated color bond horizontal fascia- facing the front. The project have been approved by Council with the following: 1. Front door to building. 2. Administration office on the upper level with a windows facing the front. 3. A front fence and gate with a locking system which also provides a lock up parking area. 4. External flood lighting system to be located at the front of the building and parking area. The original D.A application have been approved with the following items incorporated in the proposal. 1. Adequate parking area. 2. Suitable landscaping. 3. The building when finished shall contribute & enhance the character and appearance of the locality. 4. There is no issue with access to the site via residential streets as the area is generally in an industrial estate with no residential quarters in the vicinity.. 5. All materials are to be stored within the building. 6. Finally, the building have been designed as a warehouse, therefore there is less energy consumption and finally there are water conservation measures incorporated.
4	SECTION 4– ENVIRONMENTAL MANAGEMENT. Objectives To minimise pollution and environmental risk.	Acoustic privacy & Pollution control	As mentioned above the original D.A application have been approved as a warehouse of vehicle spares parts and distribution. Therefore, there is no issue either with acoustic or pollution impact issues.

5	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.	Storage areas Building design (utilities and building services). Building design (substations) Food premises Front fences	There are no issues in terms of storage of hazardous and dangerous goods since the proposed warehousing shall involve only the storing of truck spares parts and there shall be no chemical or flammable liquids to be stored on site. The design as it was approved by Council have no plant rooms, hydrant equipment to be included and generally there are no utility services outside the building envelope, external lighting is to be controlled so as not to spill outside the perimeter of the site the adjoining footpath have recently been constructed and completed and Council have approved the original DA application. There are no requirements for a substation. There is no proposal for a food preparation premises. Original D.A have been approved with a front fence of 1.80 in height.
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4.30: Canterbury Bankstown Development Control Plan 2023

Chapter 3- General requirements Parking:- 3.2 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.

Standards & Proposal:

Controls	Requirements	Proposal
Industries: 1 car space per 100m ² of gross floor area. Note 1 : Where an office component is involved, provided this does not exceed 20% of the total gross floor area, 1 car space per 100m ² of gross floor area is to be provided. Any additional office space will be assessed at a rate of 1 car space per 40m ² of gross floor area.	1 space per 100.00m ² = 8.86 spaces. Bicycle spaces: 1 space per 20 staff.	As per original approval. Provided are 10 car spaces + a disabled parking space as per AS/NZS 2890.6-2009 code. & 1 bicycle space.

4.40: Canterbury Bankstown Development Control Plan 2023.-

Chapter 3: General Requirements - 3.4: SUSTAINABLE DEVELOPMENT:

Controls:	Proposal																														
SECTION 2–WATER CONSERVATION New development where floor area is below 5000 sq.metres 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. 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. Water efficient fixtures must be installed Requirement W1: Use of water efficient fixtures: 2.3 The following requirement is mandatory and must be incorporated into the building design: All taps, showerheads, 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). National water conservation rating and labelling scheme 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. The following star ratings are required for compliance with this DCP: (a) shower heads 3 stars – 8 litres or less per minute; (b) basins taps 6 stars – 4.5 litres or less per minute; (c) toilet cisterns 4 stars – 4 litres or less per flush. 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 Requirement W2: Site water management plan 2.4 All proposals with an intended gross floor area equal to or greater than 5,000m² (whether multi use or single use) must submit with the development application, a site water management plan that investigates and where feasible provides for the integrated management and use of water for the proposed development. Matters to be addressed in the water management plan include proposals for reducing mains water supply use by using other water sources including the following: (a) preparation of an integrated water collection and recycling system for the capturing and recycling of rainwater. The system should preferably be integrated with the mains supply water system and should provide for the reuse of captured water in the development. Appropriate uses for recycled water would include car washing, dust control, watering of gardens, flushing of toilets and similar uses; (b) proposals for capturing and reusing grey water on the site. Appropriate uses for recycled water would include car washing, dust control, watering of gardens, flushing of toilets and similar uses (refer to Appendix 1 for more information on grey water reuse); (c) proposals for capturing and reusing stormwater from the site. The need for any treatment of stormwater prior to reuse should be considered; (d) proposals (where feasible) of treating and reusing any process water generated by the development; (e) proposals for controlling the quality of wastewater that is to be disposed of. Notes: The water management plan must be submitted with the development application and will be considered in the assessment of the application. The relevant findings of the site water management plan must be incorporated into the proposed development. Conditions of consent will be included to implement this requirement. Appendix 1 includes more information in relation to this requirement. SECTION 3–ENERGY MINIMISATION. 3.1 Proposals for new development where the total gross floor area is below 5,000m2 and extensions to existing uses below 5,000m2 that involve an increase in 50% or more of the existing gross floor area must comply with Requirements E1 and E2. Requirement E1: Energy efficient building design 3.2 The design and orientation of buildings must maximise solar access and natural lighting by: (a) Orientating the building so that its longest side is on the east west axis (where possible). (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). (c) Fitting warehouses with skylights to 10% of the roof area. (d) Considering and including where feasible the following features: skylights, clerestory windows, light wells, light tubes, atriums and similar features. Requirement E2: Energy efficient hot water systems 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). Rating of hot water heating in terms of energy efficiency <table><tr><th>Source of energy</th><th>Storage</th><th>Rating</th></tr><tr><td>Solar Gas Boost solar contribution 50%)</td><td>Gas-Storage</td><td>5 stars</td></tr><tr><td>Gas</td><td>Instantaneous</td><td>4 stars</td></tr><tr><td>Gas-Storage</td><td>High Efficiency</td><td>4 stars</td></tr><tr><td>Electric-Storage</td><td>Heat Pump</td><td>4 stars</td></tr><tr><td>Gas-Storage</td><td>Low Efficiency</td><td>4 stars</td></tr><tr><td>Solar Electric Boost (solar contribution> 50%)</td><td>Continuous</td><td>4 stars</td></tr><tr><td>Solar Electric Boost (solar contribution> 50%). OP2</td><td></td><td>4 stars</td></tr></table> Note 1: The most energy efficient hot water heating system is a gas boosted solar system. A 5 star gas system is almost as energy efficient and probably less costly to install. In general, gas systems are more energy efficient than electric and also compare well with electricity systems in terms of price. Note 2: The efficiency of a water heating system can be improved by positioning it close to main areas of use, such as the kitchen or the bathroom. Efficiency can also be improved by insulating the pipes and the tanks and including thermostatic controls.	Source of energy	Storage	Rating	Solar Gas Boost solar contribution 50%)	Gas-Storage	5 stars	Gas	Instantaneous	4 stars	Gas-Storage	High Efficiency	4 stars	Electric-Storage	Heat Pump	4 stars	Gas-Storage	Low Efficiency	4 stars	Solar Electric Boost (solar contribution> 50%)	Continuous	4 stars	Solar Electric Boost (solar contribution> 50%). OP2		4 stars	As per original approval. ROOF COLOUR "KLIP- LOK" METAL SHEETING- LIGHT SILVER COLOUR FINISH. ROOF AREA= 802.0M 2m2= .51:1 HOT WATER= GAS INSTANTANEOUS HOT WATER SYSTEM – 3.5 STAR VENTILATION –STORAGE AREA NATURAL VENTILATION. VENTILATION –TOILET @ GROUND MECHANICAL VENTILATION. FAN DUCTED TO FAÇADE OR ROOF – AUTOMATIC SWITCH ON/OFF. VENTILATION- LUNCH ROOM NATURAL VENTILATION. ENERGY EFFICIENCY: PROVIDE THE FOLLOWING MINIMUM TO THE BUILDING: ROOF COLOUR: "KLIP -LOK" METAL SHEETING LIGHT SILVER LIGHT COLOURED. ROOF INSULATION = PROVIDE AND INSTALL FOIL SISALATION UNDERSIDE OF METAL ROOF. WALL INSULATION = NO INSULATION IS REQUIRED. PROVIDE AND INSTALL TO ALL 3 STAR BASIN TAPS , KITCHEN TAPS AND TOILETS CISTERNs. PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION IN LANDSCAPING. ARTIFICIAL LIGHTING: ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT LIGHTING IN EACH OF THE FOLLOWING AREAS, AND WHERE THE WORD "DEDICATED" APPEARS, THE FITTINGS FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT LAMPS: THE MAIN BUILDING & OFFICE- USE OF HIGH PRESSURE SODIUM LAMPS INSTEAD OF FOR HIGH intensity discharge lighting AND use of energy efficient STARTERS. LUNCHROOM & TOILETS - FLUORESCENT LAMPS: WATER CONSERVATION SELECTED WATER DEVICES TO ALL NEW WORK AREAS WITH THE FOLLOWING STAR RATINGS; ITEM RATING <table><tr><td>KITCHEN TAPS</td><td>3 STAR</td></tr><tr><td>TOILET BASIN TAPS</td><td>3 STAR</td></tr><tr><td>WC FLUSH SYSTEM</td><td>4 STAR</td></tr></table> THE SELECTED RATING SYSTEM IS CONTAINED IN THE MANUAL OF ASSESSMENT PROCEDURE OF WATER EFFICIENT APPLICATIONS SAA MP64-1995S ALL ROOF AREAS ARE TO BE DRAINED INTO A 40.82m3 UNDERGROUND OSD TANK TO BE PROVIDED AS SHOWN AND SPECIFIED ON THESE DRAWINGS.	KITCHEN TAPS	3 STAR	TOILET BASIN TAPS	3 STAR	WC FLUSH SYSTEM	4 STAR
Source of energy	Storage	Rating																													
Solar Gas Boost solar contribution 50%)	Gas-Storage	5 stars																													
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4.50: Canterbury Bankstown Development Control Plan 2023.

Chapter 3: General Requirements -3.7 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.

Standards & Proposal

Controls	Requirements	Proposal
Street Frontage	• To screen and soften the impact of buildings and improve the view along the street. • With an area of 1552.00 sq.m of land a 4.50m min. width of landscaping frontage is req., • Use mass plantings of tall trees and shrubs within the front setback area.	As per original approval. A minimum 5.0 m plus landscaping strip has been introduced at the front with landscaping including all types from tall canopy trees , shrubs to ground covers -all native species selected from Council's DCP list, in order to enhance ,soften and lessen the impact of the building when viewed from the street.
Carparking and Driveways	• To lessen the visual impact of expanses of hard paving and provide shade for cars and pedestrians • Reduce driveway width without limiting movement of vehicles. • Use decorative paving e.g. brick or cobbles that will appear less harsh. • Trees and shrubs are to be planted along boundaries and interspersed with car parking bays.	As per original approval. The parking area has been enhanced with strip boundary landscaping beds to lessen visual effects of hard paving areas and reduce the adjoining boundary hard concrete wall visual look.
SECTION 2- LANDSCAPE DESIGN	Existing vegetation and natural features 2.1 New landscaping is to complement the existing street landscaping and improve the quality of the streetscape. 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.	There is no existing vegetation on the site as the site has been cleared before the purchase of the property.
	Design and location of landscape 2.3 The landscape design is to contribute to and take advantage of the site characteristics. 2.4 The landscape design is to improve the quality of the streetscape and communal open spaces by: (a) providing appropriate shade from trees or structures; (b) defining accessible and attractive routes through the communal open space and between buildings; (c) providing screens and buffers that contribute to privacy, casual surveillance, urban design and environmental protection, where relevant; (d) improving the microclimate of communal open spaces and hard paved areas; (e) locating plants appropriately in relation to their size including mature size; (f) softening the visual and physical impact of hard paved areas and building mass with landscaping that is appropriate in scale; (g) including suitably sized trees, shrubs and ground covers to aid climate control by providing shade in summer and sunlight in winter. 2.5 The landscape of setbacks and deep soil zones must: (a) provide sufficient depth of soil to enable the growth of mature trees; (b) use a combination of ground covers, shrubs and trees; (c) use shrubs that do not obstruct sightlines between the site and the public domain; and (d) where buffer or screen planting is required, use continuous evergreen planting consisting of shrubs and trees to screen the structure, maintain privacy and function as an environmental buffer.	An extensive landscape plan have been approved in the original D.A approval which shows landscaping at the front of the site of a minimum width of 5.0m as well returning the sides and includes canopy trees, shrubs and ground covers.
Outdoor Recreation Areas	These should be useable and attractive for workers or residents. ♦ Orient outdoor areas so they can be shaded in summer, yet obtain winter sun in confined areas where winter sun is required, deciduous trees may be suitable. Generally plant around the perimeter of the space to create usable areas.	Because of the low employee ratio outdoor seating and recreation area has been allocated at the side of the new building and partly under cover by the main roof.

5.00: ENVIRONMENTAL PLANNING AND ASSESSMENT ACT CONSIDERATIONS:

5.10: Air and Noise:

- There are no existing sources of odours and fumes emanating from the premises since the premises is vacant lot of land.
The proposed use of building shall have no impact on the air quality .
- Noise is not a current issue nor a future problem when operations start on the premises, for the same reasons as mentioned above and also that no machinery whatsoever is to be involved apart from an air compressor and a lathe machine
Other factors for consideration are the low impact of operations, low employee ratio, normal working hours.

5.20: Drainage ,Soil and Water Management:

- All sewerage effluent disposal shall be connected to the available line which is currently available in front of the site.
- The property is not subject to flooding .
- All proposed storm water to be created on site due to proposed impervious areas shall be collected and disposed as per hydraulic plans included with the application and includes details such as roof drainage and the drainage of all driveway and parking areas with all relevant pits ,storm water lines and relevant falls, location of roof down pipes and storm water lines, location of driveway sumps etc.

5.30: Waste Management:

- **Recycled:** Recycled waste products shall be collected in a 240.lit bin and removed from site by **REMONDIS Pty Ltd (Australia)** private contractor every week as per waste management plan included with the application.
- **Non -recycled:** these involve all other waste materials such as food, other plastics etc. and shall be collected in a 1.50c.m bin and removed from site by **REMONDIS Pty Ltd (Australia)** private contractor on a weekly basis.
- **Recycled Metal:** these are waste spare engine parts and other metal waste products from the truck service to be collected in a 3.00c.m bin and removed from site by **Simsmetal - Milperra** a private contractor on a fortnightly basis.

5.40: Erosion and Sedimentation Control:

- The proposed works shall be restricted to take place within the confines of the site and no materials or debris shall be stored or thrown in to public areas.
- All soil and water erosion and sediment control measures shall easily be taken care as per soil, water and site management plan included with the application and shall include items such as location of material and stockpile materials and the protection of all existing storm water pits with sediment filters, siltation fences etc.

5.50: Site Management:

A site management plan is included together with the soil and water management plan with the application showing the location of perimeter fencing and gates, ,storage of building materials and equipment and material stockpiles.

6.00:DISABILITY DISCRIMINATION ACT-STATEMENT OF CONSISTENCY;

6.10 : COMMONWEALTH DISABILITY DISCRIMINATION ACT (DDA) 1992.

N.S.W ANTI DISCRIMINATION ACT:

These acts make it an offence to discriminate against people on the grounds of disability by the lack of access to premises (section 23).

- Proposal:

The new building that the proposal is concerned with when finished shall be accessible to people with disabilities and shall include measures such as;

- provide an appropriate door entrance on the ground level min. width of 850mm
- provide a unisex able and disabled toilet facility.
- have a lunch room area at the ground level.
- have a disabled parking space at the front of the property.
- have an office/ reception area at the ground level.
- all the above mentioned are to be located on the ground level easily available with no need for any ramps or walkways.

All measures taken are in accordance with the requirements of A.S. 1428.1-2009

“Design rules for access by the disabled”.