

2019



RYAN

PLANNING & DEVELOPMENT

STATEMENT OF ENVIRONMENTAL EFFECTS - DRAFT

2289 Silverdale Road Silverdale 2752

TABLE OF CONTENTS

Introduction	2
Submission Checklist.....	3
Site Analysis	5
Development Proposal	7
General Description	7
Assessment Summary -	8

INTRODUCTION

This Statement of Environmental Effects has been prepared in support of a Development Application for the proposed development, made under Part 4 of the Environmental Planning and Assessment Act 1979.

The proposed development is detailed in the application package submitted with subject Development application as well as in later sections of this document.

This Statement provides an assessment of the development proposal with respect to the relevant legislative context, social, economic and environmental impacts, and potential impacts of the works on the surrounding locality as well as any measures proposed within the application to mitigate such impacts.

This Statement details the proposed development's consistency with the applicable environmental planning instruments and development control plans including:

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Wollondilly Local Environmental Plan 2011
- Wollondilly Development Control Plan 2016

In this regard, it is envisaged that the proposed development is consistent with the aims and objectives of the relevant environmental planning instruments and development control plan whilst being compatible with the emerging character of the locality and minimising any potential impacts on the amenity of the adjoining properties.

SUBMISSION CHECKLIST

DEVELOPMENT APPLICATION CHECKLIST	
Completed Application Form and Checklist	- Provided
Payment of Fees (obtain quote from Council prior to lodgement)	- Provided
USB or Disc with all documentation saved with correct titles	- Provided
Plan requirements (a) Drawn to minimum A3 size at a scale of 1:100 (preferred) or 1:200, in ink (b) Highlight proposed works to distinguish from existing structures (c) Provide a separate set of plans for notification at A4 size of site plan and elevations (6 copies)	- Provided
Site Plan (to scale) Including but not limited to: (a) The location, boundary dimensions, site area and north point of the land (b) Existing vegetation and trees on the land (c) The location and uses of existing buildings on the land (d) Existing levels of the land in relation to buildings and roads (e) The location and uses of buildings on sites adjoining the land (f) The location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development (g) Proposed finished levels of the land in relation to existing and proposed buildings and roads (h) Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate).	- Provided
Floor Plans (to scale) Including: (a) Dimensions (b) Layout (c) Partitioning (d) Room sizes (e) Intended uses of each part of the building	- N/A – no buildings proposed- portable storage structure only not warranting floor plan

Elevations & Section Drawings (to scale)	
Including:	
(a) Heights of any proposed buildings (other than temporary structures)	- N/A – no building proposed that are definable as such under the EP & A Act.
Statement of Environmental Effects (detailed outline of the proposal describing the environmental impact of proposal and compliance with relevant planning controls or any variations being sought to LEP or DCP)	- Provided
Shed/Outbuilding – Details of intended use of structure	- Use of ancillary structures detailed within this report
BASIX Certificate (required for all new residential development, swimming pools >40,000L or dwelling additions > \$50,000)	- N/A
13. Landscape Plan (to scale) Including plant types and their height and maturity (not applicable to subdivisions creating < 5 lots, single dwellings, secondary dwelling and ancillary structures)	- N/A
16. Flora and Fauna assessment (if the development is likely to affect threatened species, populations or ecological communities)	- N/A
17. Detailed Survey Plan (to scale)	- Provided
32. Traffic Impact Study (where the proposal has the potential to generate traffic)	- N/A

SITE ANALYSIS

SITE ANALYSIS		
Site	2289 Silverdale Road Silverdale 2752	Lot/Section/Plan no: 15/-/DP38325
Site description	<ul style="list-style-type: none"> The site is approximately 2.5ha and approximately 80m wide The site is currently clear of any development with sparse vegetation in the form of trees at varied maturity toward the rear half of the site. 	
Zone	<p>Zone IN2 Light Industrial</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide a wide range of light industrial, warehouse and related land uses. To encourage employment opportunities and to support the viability of centres. To minimise any adverse effect of industry on other land uses. To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. To support and protect industrial land for industrial uses. To ensure development does not impact on the viability of land within Zone B1 Neighbourhood Centre. <p>2 Permitted without consent Nil</p> <p>3 Permitted with consent <u>Depots</u>: Garden centres; Hardware and building supplies; Industrial training facilities; Intensive plant agriculture; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Roads; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>4 Prohibited Agriculture; Air transport facilities; Animal boarding or training establishments; Business premises; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Function centres; Hazardous storage establishments; Highway service centres; Industries; Offensive storage establishments; Passenger transport facilities; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Retail premises; Rural industries; Sawmill or log processing works; Stock and sale yards; Tourist and visitor accommodation; Waste disposal facilities; Water recreation structures; Wharf or boating facilities</p>	
Applicable EPI	Wollondilly Local Environmental Plan 2011	
Applicable DCP	Wollondilly Development Control Plan 2016	
Precinct	N/A	
Constraints	<ul style="list-style-type: none"> The subject site is noted to be bushfire prone land 	



Figure 1: Subject Site. Image obtained from <https://maps.six.nsw.gov.au/>

DEVELOPMENT PROPOSAL

General Description

The subject Development Application is seeking consent to use a partial extent of the site as a 'depot' as defined by the Wollondilly Local Environmental Plan 2011. The area for the proposed use is demonstrated as a dashed line area of the submitted plans and is approximately 60m wide by 100m deep. The remaining 20m along the southern boundary will be utilised for access to the main depot area and storage of the portable structure referenced on plan and below.

"depot means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building."

In support of the proposed use some minor site works are proposed. Specifically –

- The area for the proposed depot and the access handle is to be converted to semipermeable hardstand utilising crushed sandstone. The sandstone is envisaged to be an optimal choice in that it will prevent erosion or soil disturbance potential from the use of the site whilst enabling filtered permeation of stormwater to essentially continue on to natural flows.
- In support of the proposed use a portable container type structure is to be positioned on site as per the submitted plans. The use of this structure is ancillary to the depot. It is only intended to be utilised/access periodically for the storage of inventory lists and similar administrative functions. It is not envisaged to nor required to be serviced by power, water or sewer.

Traffic movements to and from the site are envisaged to be minimal. The site is not to be occupied/staffed on a day to day basis as the stored items/materials will be dropped off and picked up as required. This follows onto the proposed hours of operation and staff. The applicant is seeking consent for the widest range available in terms of hours of operation and will adhere to recommendations by way of conditions of consent in this regard. Staffing numbers at any one time is envisaged to be under five persons in accordance with the temporary occupation required for the site to serve the intended function. To that end no permanent facilities such as toilets are proposed or deemed to be required.

ASSESSMENT SUMMARY -

STATUTORY FRAMEWORK		
Wollondilly Local Environmental Plan 2011		
Permissibility	Applicable zone: IN2 Light Industrial	The proposed land use has been reviewed against the permissibility provisions of the IN2 Light Industrial zone within the Wollondilly Local Environmental Plan 2011. In this regard, the proposed is permitted under Part 3 'Permitted with consent' – 'depot'.
<p><u>depot</u></p> <p>means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.</p>		

Wollondilly Development Control Plan 2016

Volume 1 – General

PART 2 – General considerations for all development

2.1 Objectives

1. To ensure that developments are undertaken with due regard to human safety.
2. To ensure that developments do not unreasonably impact on their surrounds.
3. To ensure that developments achieve a satisfactory level of social equity.

1. The consent authority shall consider the following safety and human health risks in assessing a development application under this volume:

- a) Road and traffic hazards;
- b) Bushfire threat;
- c) Flood risk;
- d) Noise, vibration, pollution, odour, radiation or waste from surrounding land uses;
- e) Exposure to electricity transmission systems;
- f);
- g) Potential exposure to children of material (including signage) from any nearby restricted premises and/or sex services premises;
- h) Hazards from vehicles within car parking areas; and
- i) Hazard from potential contamination of the land.

- a) The proposed is not envisaged to be associated with any notable increase in traffic movements to or from the site. No adverse impacts to safety or degraded human safety dynamics envisaged.
- b) The subject site is mapped as bushfire prone land though the proposed is not inclusive of any works nor use that would infer an increased or unacceptable risk in this regard.
- c) The subject site is not known to be flood prone land in the context of the proposed.
- d) The proposed is not envisaged to impart any adverse Noise, vibration, pollution, odour, radiation outputs beyond what is expected of the zone. The proposed is not envisaged to be impacted upon by waste from adjoining land uses.
- e) The proposed is not envisaged to be burdened by exposure to electricity transmission systems.
- f) The subject site is not known to be burdened by exposure to radiation from telecommunications infrastructure
- g) The subject site is not known to be burdened by exposure to material (including signage) from any nearby restricted premises and/or sex services premises
- h) The proposed is not envisaged to be interpreted as a notable increase of traffic hazard exposure.
- i) The subject site is not known to be burdened by any contamination source.

2. The consent authority shall consider the suitability of the road network in the vicinity in assessing a development application under this volume.	In the context of the existing overall development of the site as well as adjoining land uses, the proposed is not deemed to be a notable increase or degradation to the suitability of the road network in the vicinity
3. The consent authority must not grant consent to a development application for development within a proclaimed mine subsidence area without the concurrence of the Mine Subsidence Board.	The subject site is not known to be within a mine subsidence district/area.
4. The consent authority must not grant consent to a development application for development subject to this volume on land unless it has considered the impact of the development on any system for the management of wastewater present on that land	The proposed is seeking consent for or reliant on any waste water systems
5. The consent authority must not consent to the carrying out of development within a drinking water catchment area unless it is satisfied that the proposal will have a neutral or beneficial effect on water quality	The subject site is not known to be within a drinking water catchment nor is any adverse water quality outcomes reasonably envisaged of the proposed.
PART 9 – Environmental protection	
5. All stormwater generated from any development shall be treated to an acceptable standard to maintain water quality. In determining the “acceptable standard” the consent authority shall be mindful of the relevant guidelines of the State and Federal Governments. This treatment must be undertaken outside any areas mapped as sensitive land in the Natural Resources – Water map under Wollondilly Local Environmental Plan, 2011.	The proposed is not envisaged to be associated with any notable stormwater capture or conveyance. The utilisation of permeable sandstone for the hardstand spaces is intended to act so as to preserve current permeation into the soil’s substrate on site. Additional benefits are envisaged in this regard as the crushed sandstone acts to filter flows.
7. Where a development is proposed on sites which do not contain areas mapped on the Natural Resources Water or Natural Resources Biodiversity maps and contain native vegetation, the development shall be located in accordance with the following (in order of preference): i) on cleared parts of the site wherever possible; or ii) in locations where the least amount of vegetation removal would be required (e.g. close to roads)	The proposed is envisaged to have demonstrated suitable positioning in this regard

<p>if the development is not able to be located wholly in a cleared area; or</p> <p>iii) If the development is not able to be located wholly in a cleared area, then the development should be located on parts of the site in which the vegetation is determined as being of the least significance and recovery potential. This includes consideration of vegetation removal for any main buildings, ancillary buildings, asset protection zones, effluent disposal areas and access driveways that may be required for the development.</p>	
<p>8. In cases where native vegetation removal is required a flora and fauna report from an appropriately qualified ecologist may be required to satisfy compliance with any of the controls listed above</p>	<p>There are trees to be removed in support of the proposed as per the submitted plans. The subject trees are not known, or envisaged, to be of any ecological significance.</p>
<p>PART 10 – Tree removal</p>	
<p>In this section a reference to removing a tree is a reference to the full range of activities described in Clause 5.9 (3) of Wollondilly Local Environmental Plan, 2011. That is, the ringbarking, cutting down, topping, lopping, removing, injuring or wilfully destroying of any tree.</p> <p>In this section Native Vegetation means:</p> <p>Any of the following types of indigenous vegetation:</p> <p>(a) trees (including any sapling or shrub, or any shrub);</p> <p>(b) understorey plants;</p> <p>(c) groundcover (being any type of herbaceous vegetation);</p> <p>(d) plants occurring in a wetland.</p> <p>Vegetation is indigenous if it is a species of vegetation, or if it comprises species of vegetation, that existed in the state before European settlement.</p> <p>In this section a tree is considered to be a tree or shrub which meets one of the following:</p> <p>a) is greater than 3 metres in height; or</p> <p>b) The trunk has a circumference of 450mm at 1 metre above ground level; or</p> <p>c) has a branch span of greater than 3 metres</p>	
<p>10.3 Trees/other native vegetation that may be removed without consent and without a permit (i.e. exempt)</p>	
<p>1. Removal of a tree or other vegetation species that is a declared noxious weed by the NSW Government under the Noxious Weeds Act, 1993 or that is a species of tree identified below, regardless of size (unless the tree is listed as a heritage item):</p> <ol style="list-style-type: none"> 1. African Olive (<i>Olea europaea</i>) 2. Bamboo (<i>Phyllostachys</i> spp. <i>bambusa</i> spp, <i>Aundanaria</i>) 3. Black locust (<i>Robinia pseudoacacia</i> spp) 4. Box Elder (<i>Acer negundo</i>) 5. Camphor Laurel <20 metres in height only (<i>Cinnamomum camphora</i>) 6. Canary Island Date Palm (<i>Phoenix canariensis</i>) 7. Cassia (<i>Senna pendula</i>) 	

<p>8. Chinese Celtis (<i>Celtis sinensis</i>)</p> <p>9. Cocos palm/queen palm (<i>Syagrus romanzoffiana</i>)</p> <p>10. Leighton's green Pine (<i>Cupressocyparis x leylandii</i>)</p> <p>11. Cootamundra wattle (<i>Acacia baileyana</i>)</p> <p>12. Coral Tree (<i>Erythrina x sykesii</i>)</p> <p>13. Cotoneaster (<i>Cotoneaster</i> spp.)</p> <p>14. Date Palm (<i>Phoenix dactylifera</i>)</p> <p>15. Evergreen Alder (<i>Alnus jorulensis</i>)</p> <p>16. Evergreen Ash (<i>Fraxinus griffithii</i>)</p> <p>17. Golden wreath wattle (<i>Acacia saligna</i>)</p> <p>18. Honey Locust (<i>Gleditsia triacanthos</i>)</p> <p>19. Ice cream bean (<i>Inga edulis</i>)</p> <p>20. Privet (<i>Ligustrum</i> spp)</p> <p>21. Oleander (<i>Nerium oleander</i>)</p> <p>22. Peppercorn (<i>Schinus</i> spp)</p> <p>23. Radiata Pine <20 metres in height only (<i>Pinus Radiata</i>)</p> <p>24. Poplar <20 metres in height only (<i>Populus</i> spp.)</p> <p>25. Queensland Silver Wattle (<i>Acacia podalyriifolia</i>)</p> <p>26. Rhus (<i>Toxicodendron succedaneum</i>)</p> <p>27. Rubber Tree (<i>Ficus elastica</i>)</p> <p>28. Silky Oak (<i>Grevillea robusta</i>)</p> <p>29. Slash Pine (<i>Pinus elliottii</i>)</p> <p>30. Sweet Pittosporum (<i>Pittosporum undulatum</i>)</p> <p>31. Tree Lucern (<i>Tagasaste Chamaecytisus palmensis</i>)</p> <p>32. Tree of Heaven (<i>Ailanthus altissima</i>)</p> <p>33. Umbrella Tree (<i>Schefflera actinophylla</i>)</p> <p>34. Wild Tobacco Tree (<i>Solanum mauritianum</i>)</p> <p>35. Willow (<i>Salix</i> spp.)</p> <p>36. Yellow Bells (<i>Tecoma stans</i>).</p>	
2. Removal of a tree or other form of vegetation that is located within 3 metres of an existing lawfully constructed building or access driveway. (In this control, a tree is to be measured from the external part of the trunk to the building).	N/A
3. Removal of a tree or other form of native vegetation that is located within 3 metres of a building or access driveway authorised by a development consent. (In this control a tree is to be measured from the external part of the trunk to the building). For the purposes of this exemption a complying development certificate is NOT a development consent.	N/A
4. Removal of any tree or other form of native vegetation that Council is satisfied is dying or dead and is	N/A

not required as the habitat of native fauna. The owner of the land (or persons acting on their behalf) on which the tree or vegetation exists must provide to Council written justification, including photographs, from an arborist or other suitably qualified person. Works must not be undertaken until Council has provided written advice that it is satisfied that the tree or vegetation is dying or dead	
5. Removal of a tree or other form of native vegetation that Council is satisfied is a significant imminent risk to human life or property. Works must not be undertaken until Council has provided written advice that it is satisfied that the tree or vegetation poses an immediate danger to people or property	N/A
7. Trees or other form of vegetation to be pruned as part of routine pruning of fruit trees, or commercial horticulture or forestry operations	N/A
8. Amenity Pruning within Australian Standards.	N/A
10.4 Trees/other native vegetation that may be removed without development consent but require a permit	
1. The Council may issue a permit for the removal of no more than 5 trees provided that:	
a) The tree does not form part of a heritage site or is within a heritage conservation area, including a Landscape Conservation Area, or that forms part of an aboriginal object or that is within an aboriginal place of heritage significance; and	Whilst the proposed is seeking consent for the removal of a number of 'trees', no more than five of these are of a size that would justify them to be considered under this section. These trees do not form part of any heritage values
b) The retention of the tree is not required by a development consent condition or a section 88B restriction as to user that prohibits tree clearing or removal of the tree in question; and	The vegetation to removed is not known to be applicable in this regard
c) The tree has not been identified as containing tree hollows or significant habitat or food source; and	The subject trees are not known to contain hollows or other fauna habitat/feed significance.
d) The tree is not located within a Natural Resources Biodiversity Area or that is within the Natural Resources – Water layer under clauses 7.2 and 7.3 of Wollondilly Local Environmental Plan 2011; and	The subject trees are not known to be within any such areas.

e) Must not form part of a vegetation community which has been identified as an endangered ecological community or threatened ecological community under any Act of legislation.	The subject trees are not known to be formative of any such communities.
f) Council has not issued a permit to remove trees or other native vegetation under this clause in the previous 2 years for the subject property.	The subject property is not known to be benefited by any such consents
2. The Council may issue a permit for the removal of no greater than 50m ² of native vegetation (other than a tree) under this section provided that no permit to remove trees or other native vegetation under this section has been issued in the previous 2 years for the subject property	The proposed tree removals are envisaged to be permitted under this part.
Note: Council has the ability to refuse a permit for the removal of no greater than 50m ² of native vegetation if the vegetation is affected by controls 1(a) to 1(f) above and Council considers that greater assessment is required. In this regard a development application is required for the vegetation removal	Noted
10.5 Trees/other native vegetation that may be removed only with development consent	
1. Any tree or other native vegetation removal which cannot be carried out as exempt development under clause 10.3 of this volume or by obtaining a permit under clause 10.4 of this volume may only be removed with development consent.	In the instance that the subject tree removals are not enabled under 10.3 or 10.4 this part is to be relied upon and the removals included in the primary consent.
Note: In cases where the tree and/or native vegetation removal is required in association with a development requiring consent under Part 4 of the Environmental Planning and Assessment Act, 1979, the removal of vegetation will also require consent and may require assessment under part 5A of the Act.	noted
PART 11 – Landscaping	The proposed is such that minimal landscaping is required to be proposed. Further details are provided in the assessment of Volume 7 – Industry and Infrastructure. Conditions of consent are envisaged suitable mechanisms to ensure appropriate species are used.
PART 12 – Signage	The subject application is not seeking consent for any signage.

Volume 7 – Industry and Infrastructure	
PART 1 – PRELIMINARY	
<p>1.2 Objective</p> <ol style="list-style-type: none"> 1. To provide for development that protects the scenic qualities of the Wollondilly Shire Area. 2. To ensure that industrial development has a neutral or beneficial effect on the natural and built environments. 3. To provide employment opportunities that significantly contribute to economic activity within Wollondilly Shire. 4. To provide controls for industrial development that will encourage the use of land for sustainable and viable industrial activities. 5. To ensure the most efficient use of industrial land that is consistent with the existing amenity of the area. 6. To ensure the orderly provision of services and infrastructure. 7. To ensure good vehicular access, circulation and loading facilities on industrial sites to avoid impacts on pedestrian and vehicular mobility in the locality. 8. To ensure adequate on-site car parking is provided. 9. To ensure access to adequate services is provided for the disposal of waste. 10. To promote high standards of architecture, landscaping and building design that is visually attractive in form, design, colour and scale. 11. To ensure that industrial developments are suitably designed and landscaped without restricting their viability through over regulation. 12. To ensure industrial development is undertaken in a manner that minimises land use conflicts. 13. To ensure buildings do not adversely affect views from adjoining zones, classified roads (Picton Road and Remembrance Driveway) or other public spaces. 14. To ensure soil conservation and sediment control measures are implemented during and post-construction. 15. To permit development which serves the daily convenience needs of persons working within industrial areas. 16. To encourage the integration of land use and transport, and provide for environments that are highly accessible and conducive to walking, cycling and the use of public transport. 	
PART 2 – General Requirements for all development	
<p>1. Setbacks for buildings erected on industrial zoned land shall be in accordance with the following table:</p>	<p>The subject application is not seeking consent for any construction or erection of a building as defined by the EP & A Act. The proposed portable</p>

		structure is compliant with the setback prescribed below regardless.
		Setback requirements
	Front setback	30 metres from an arterial road 10 metres all other roads
	Side and rear setback	Nil setback required except as provided by this table and subject to bushfire and water course separations
	Setbacks from boundaries adjacent to zones other than industry zones IN2 and IN3.	10 metres from adjoining residential, commercial or open space zones.
2.2 Building design		The proposed is not inclusive of any 'buildings' as defined by the act. Any structure on site is regardless envisaged to be compatible with section 2.2 of the DCP.
2.3 Parking and access		
1. Car parking, manoeuvring areas, driveways, access, signposting and loading bays must be designed in accordance with Council's Design Specification.		The proposed is envisaged to comply in this regard
2. Vehicles are to enter and leave the subject site in a forward direction.		The proposed is envisaged to comply in this regard
3. Where through vehicle travel paths are not able to be provided (for example, where a zero setback is proposed) all lots must provide sufficient level space on-site for rigid and articulated vehicle turning areas. This space must be unobstructed and clear of drainage lines, power poles and parking spaces		N/A
4. The number of parking spaces required for industrial uses is detailed below in Table 1. The RMS Guide to Traffic Generating Developments will also be referred to when determining traffic requirements for certain uses.		The proposed depot is evidently a low scale development and not reasonably required to be support by a Traffic Study. Beyond this there is substantial space available to accommodate the very minimal traffic movements expected.
	Depot, Freight transport facility, Transport depot, Truck depot, Rural industries	Traffic Study required unless low scale (will be determined by the assessing officer)
2.4 Signage		The subject application is not seeking consent for any signage.
2.5 Open storage areas		

1. Land between any road and the façade of any building or visible from a public road, must not be used for the storage, sale or display of goods.	The proposed is compliant in this regard. The applicant is open to recommendations of the consent authority with regards to the forward landscaping area amelioration to ensure minimal impact in this regard.
2. Areas used for storage must be suitably screened.	The proposed is compliant in this regard. The applicant is open to recommendations of the consent authority with regards to the forward landscaping area amelioration to ensure minimal impact in this regard.
3. Dedicated open storage areas must be appropriately drained and constructed in suitable materials to prevent soil disturbance.	The proposed is envisaged to be compliant in this regard. The use of permeable substrate for hardstand areas infers negligible flow volume or velocity potential from storage area.
4. External storage of unregistered vehicles, vehicle parts, used building materials, scrap materials or other industrial waste is not permitted, except for sites which support emergency services facilities or tow truck storage yards.	The proposed is not known to consist of any such functions.
2.6 Landscaping	
1. All new development must provide a minimum 2.5 m wide landscape strip which must be suitably landscaped and maintained, across the street frontage of any site (excluding access ways).	The submitted plan set has demonstrated compliance in this regard.
2. Edging is to be provided to retain mulch, enable mowing if necessary and to protect the landscaping from damage by vehicles.	The proposed is envisaged to comply in this regard. Conditions of consent are suitable to ensure such elements.
5. All landscaping areas must be installed and with an appropriate management regime in place prior to use of the site	The proposed is envisaged to comply in this regard. Conditions of consent are suitable to ensure such elements.
6. Additions to existing industrial buildings or new ancillary buildings and works are not permitted to encroach on landscaping.	The proposed is compliant in this regard as demonstrated in via the submitted plan set.
7. Provision must be made for shade trees in outdoor off-street parking areas and be planted to a minimum of 1 shade tree per 10 car spaces. Landscaping areas for these trees must be a minimum of 2 metres wide and allow for deep soil planting.	The proposed is not deemed to be suitably burdened with the subject requirement. Should the consent authority deem otherwise such inclusion can readily be implemented through conditions of consent.
8. For rear and side setbacks, where a development directly adjoins a zone other than industrial (known as the interface zone) a 2.5 metre landscaped area must be provided.	N/A

9. Where practical utilise species that are endemic to the local area. Refer to Council's Recommended Planting Species List in Volume 1 of this DCP (Section 11.2, Table 1 - 7).	The proposed is envisaged to comply in this regard. Specific details not provided with the application nor are such details envisaged to be warranted for a project of such a minimal scale. Conditions of consent are welcomed in this regard.
2.7 Fencing	
1. Fencing within industrial areas must be no greater than or equal to 1.8 m in height along property boundaries and within properties.	Boundary fencing is proposed at a maximum of 1.8m
2. Where provided, front fencing must be located behind the required landscaped area setback	The submitted plan demonstrate compliance in this regard.
2.8 Waste management	
1. Every development must include a designated general waste/recycling storage area or room(s) constructed in accordance with the requirements of the Building Code of Australia (BCA) and designed in accordance with the requirements below), as well as designated storage areas for industrial waste streams (designed in accordance with specific waste laws/protocols).	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
1. Waste/recycling storage areas must be integrated into the design of the overall development. Materials and finishes that are visible from outside should be similar in style and quality to the external materials used in the rest of the development.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
2. Waste/recycling storage areas must be located and designed in a manner that reduces adverse impacts upon neighbouring properties and the streetscape. The location and design of the areas should minimise adverse impacts associated with: <input checked="" type="checkbox"/> the proximity of the area to dwellings <input checked="" type="checkbox"/> the visibility of the area <input checked="" type="checkbox"/> noise generated by any equipment located within the area <input checked="" type="checkbox"/> noise generated by the movement of bins into and out of the area <input checked="" type="checkbox"/> noise generated by collection vehicles accessing the site; and <input checked="" type="checkbox"/> odours emanating from the area.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
1. Waste/recycling storage areas must be of adequate size to comfortably accommodate all	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted.

waste and recycling bins associated with the development.	The proposed use and intended functions are not envisaged to generate any notable waste.
2. The waste/recycling storage room/areas must be able to accommodate bins that are of sufficient volume to contain the quantity of waste generated (at the rate described below) between collections.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
1. The gradient of waste/recycling storage area floors and the gradient of any associated access ramps must be sufficiently level so that access for the purpose of emptying containers can occur in accordance with WorkCover NSW Occupational Health and Safety requirements.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
2. Within waste/recycling storage areas, containers used for the storage of recyclable materials should be kept separate from (but close to) general waste containers — so that the potential for contamination of recyclable materials is minimised.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
1. There must be convenient access from each tenancy and/or larger waste producing area of the development to the waste/recycling storage room(s) or area(s). There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage room(s) or area(s).	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
2. The development must be designed to allow access by collection vehicles used by the nominated waste contractor. Wherever possible, the site must be configured to allow collection vehicles to enter and exit the site in a forward direction and so collection vehicles do not impede general access to, from and within the site. Access driveways to be used by collection vehicles must be of sufficient strength to support such vehicles.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
3. Servicing arrangements for the emptying of bins must be compatible with the operation of any other loading/unloading facilities on-site.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
4. Access for the purpose of emptying waste/recycling storage containers must be able to occur in accordance with WorkCover NSW Occupational Health and Safety requirements.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.

1. Vermin must be prevented from entering the waste/recycling storage area.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
1. Waste/recycling storage areas must have a smooth, durable floor and must be enclosed with durable walls/fences that extend to the height of any containers which are kept within the area.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
1. Doors/gates to waste/recycling storage areas must be durable. There must be a sign adjacent to the door/gate that indicates that the door/gate is to remain closed when not in use. All doors/gates are to be openable from both inside and outside the storage area and must be wide enough to allow for the easy passage of waste/recycling containers.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
1. Waste/recycling storage areas must be serviced by hot and cold water provided through a centralised mixing valve. The hose cock must be protected from the waste containers and must be located in a position that is easily accessible when the area is filled with waste containers	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
2. The floor must be graded so that any water is directed to a sewer authority approved drainage connection located upon the site. In the Sydney Metropolitan Area (SMA) this is Sydney Water.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
1. Waste/recycling storage areas must include signage that clearly describes the types of materials that can be deposited into recycling bins and general garbage bins.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
1. Arrangements must be in place for the regular maintenance and cleaning of waste/recycling storage areas. Waste/recycling containers must only be washed in an area which drains to a sewer authority approved drainage connection. In the Sydney Metropolitan Area (SMA) this is Sydney Water. The Better Practice Guide for Waste Management in Multi-Unit Dwellings (Department of Environment and Climate Change, 2007) gives detailed information about waste recycling/storage rooms and facilities.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.

2. Depending upon the size and type of the development, it might need to include separate waste/recycling storage room/area for each tenancy and/or larger waste producing areas.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
3. Bins must be stored in the designated waste/recycling storage room(s) or area(s).	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
4. Arrangements must be in place in all parts of the development for the separation of recyclable materials from general waste. Arrangements must be in place in all parts of the development for the movement of recyclable materials and general waste to the main waste/recycling storage room/area	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
5. The type and volume of containers used to hold waste and recyclable materials must be compatible with the collection practices of the nominated waste contractor.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
6. Waste management storage rooms/areas must be suitably enclosed, covered and maintained so as to prevent polluted wastewater runoff from entering the stormwater system.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
7. A waste/recycling cupboard must be provided for each and every kitchen area in the development. Each waste/recycling cupboard must be of sufficient size to hold a minimum of a single day's waste and to hold separate containers for general waste and recyclable materials.	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
8. Premises that discharge trade wastewater must do so only in accordance with a written agreement from the local sewer authority. In the SMA this is Sydney Water. Sydney Water defines trade wastewater as 'any liquid, and any substance contained in it, which may be produced at the premises in an industrial and commercial activity, but does not include domestic wastewater (e.g. from hand-basins, showers and toilets).'	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted. The proposed use and intended functions are not envisaged to generate any notable waste.
9. Arrangements must be in place regarding the regular maintenance and cleaning of waste	The nature of the proposed use, noting the specifics of the intended operations provided, is such that a waste storage area is not warranted.

management facilities. Tenants and cleaners must be aware of their obligations in regards to these matters	The proposed use and intended functions are not envisaged to generate any notable waste.
2.9 Stormwater management	
<p>The following documents will be used by Council (but not limited to) in assessing any development application:</p> <p>☑ Managing Urban Stormwater: Soils and Construction (Volume 1 – The Blue Book provides guidance during the construction of urban subdivisions and is available from Landcom. Volume 2 provides guidance for erosion and sediment control for a range of other activities) www.environment.nsw.gov.au/stormwater/publications.htm</p> <p>☑ Model Code of Practice for erosion and sediment control (A resource guide for local Councils – Landcom)</p> <p>☑ Managing urban stormwater: harvesting and reuse www.environment.nsw.gov.au/stormwater/publications.htm</p> <p>☑ Australian Runoff Quality www.ncwe.org.au/arq</p>	
<p>1. For all development in existing or proposed urban areas consent must not be granted for development unless the assessing officer is satisfied that:</p> <p>(a) the stormwater management system includes all reasonable management actions to minimise impacts on and contribute to the achievement or protection of relevant environmental values,</p> <p>(b) Water sensitive urban design principles* are incorporated into the design of the development, and</p> <p>(c) The stormwater management system complies with Council's requirements.</p>	N/A the subject site is not located in an urban area
<p>For the purposes of clause 1 (b) above, the principles of water sensitive urban design can be summarized as follows:</p> <p>(a) Protection and enhancement of natural water systems (creeks, rivers, wetlands, estuaries, lagoons, groundwater systems etc.),</p> <p>(b) Protection and enhancement of water quality, by improving the quality of stormwater runoff from urban catchments,</p> <p>(c) Minimisation of harmful impacts of urban development upon water balance and surface and groundwater flow regimes,</p> <p>(d) Integration of stormwater management systems into the landscape in a manner that provides multiple benefits, including water quality protection, stormwater retention and detention, public open space and recreational and visual amenity, and</p>	N/A the subject site is not located in an urban area

(e) Reduction in potable water demand by using stormwater as a resource.	
2.10 Ecological sustainability and Energy conservation	
<p>1. Any development application for industrial development on land affected by this DCP must be supported by documentation which identifies how the proposed land use will meet the objectives of cleaner production, conservation and minimisation of resources and waste production.</p>	<p>The proposed land use is definably negligible in relation the ecological sustainability and energy conservation.</p> <p>The intended site functions are such that virtually no energy resource is required to facilitate the intended use.</p> <p>The siting of the proposed use is such that minimal impact is envisaged to the natural state of the land nor to the associated ecological values. Of note is the industrial zoning of the land which immediately infers lower assignment of ecological value.</p>
<p>2. A Sustainability Assessment is required to demonstrate where viable ecologically sustainable measures are proposed, which may incorporate some or all of the following in the building design:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Potential for effluent re-use <input checked="" type="checkbox"/> Water minimisation techniques, including water recycling <input checked="" type="checkbox"/> Waste minimisation techniques, including recycling <input checked="" type="checkbox"/> Incorporate water efficient design principles. Rainwater must be collected and stored for re-use as on-site irrigation <input checked="" type="checkbox"/> Use porous paving materials to minimise runoff <input checked="" type="checkbox"/> Use drainage swales to slow down stormwater runoff and increase on-site infiltration <input checked="" type="checkbox"/> Salinity hazard investigations <input checked="" type="checkbox"/> Comfort levels and reduction on artificial lighting and ventilation. Orientate buildings to the North with overhang measures to protect from summer sun <input checked="" type="checkbox"/> A selection of an energy efficient heating/cooling system <input checked="" type="checkbox"/> Heating/cooling systems must target only those spaces which require heating or cooling and ensure efficient distribution/redistribution of warm/cool air. <input checked="" type="checkbox"/> Where a space heating or cooling system is installed, it must be selected for maximum 	<p>N/A as per the above.</p>

<p>energy efficiency</p> <p>☑ Light switches at room exits, dimmer switches, motion detectors for lighting doorways, entrances or outdoor security lighting, automatic turn-off switches used for outdoor purposes</p> <p>☑ If evergreens are planted within the northern quadrant of the building, they must be spaced well away from the building so as not to obstruct the winter sun of any building</p>	
3. Where necessary demonstrate adequate site restoration, rehabilitation or remediation measures for the site.	N/A
4. Connection to recycled water is required if serviced by a dual reticulation system for nonpotable uses (i.e. toilet flushing, irrigation, car washing, firefighting and certain industrial purposes where applicable).	N/A
5. Installation of 3 star WELS rated water efficient showerheads, 6 star WELS rated water tap outlets, 5 star WELS rated urinals and 4 star WELS rated toilet cisterns are required for all amenities.	N/A no bathroom facilities proposed nor required
2.11 Noise	
1. Noise sources must be located away from residential areas and noise mitigation measures such as fencing, earth mounding and other acoustic measures will be considered within the development. These measures must not compromise any other provision in this Development Control Plan or on the achievement of minimum solar access requirements of neighbouring Properties	The proposed is not envisaged to be reasonably defined as a noise generating land use
2. Development is required to comply with the NSW Industrial Noise Policy and may require noise attenuation measures specified by an independent acoustic consultant.	The proposed is not envisaged to be reasonably defined as a noise generating land use
2.12 Open Space	
1. Where an individual premises or an industrial complex (or equivalent) is employing 5 or more	The subject site is noted to be benefited by substantial open space. Beyond this it is noted that the intended site functions are such that

staff in total, an area of open space must be provided: ☐ which is readily accessible, and ☐ contains seating, solar access and shade	occupation by five or more staff at any one time, let alone for any extended period of time, is not expected.
2. The open space area provided in accordance with control 1 above can be included as part of any landscaped area of the site	N/A as per the above
3.1 Rural industry and Depots (including Transport depots and Truck depots)	
1. Buildings used for rural industries must not to be located in visually prominent locations such as ridgelines and must not be erected on slopes in excess of 15 degrees.	The proposed is not envisaged to be causative to any contraventions in this regard. The topographical nature of the site is such that prominent vistas are not envisaged to be impacted
2. Certain industries may require a more significant setback to be determined by the assessing officer	The proposed is not such that such requirements are envisaged.
3. Where industries are proposed in rural zones the minimum requirements are (as per igloos).	N/A
1. The colour of a building used for the purpose of a rural industry must match or blend with the colour of existing structures and buildings on the property and must be in keeping with the natural features of the surrounding environment.	N/A
1. Site access roads in rural areas may need to be sealed depending on the nature of the proposal	N/A