



Ballina Shire Council
 40 Cherry Street
 BALLINA NSW 2478

 PO Box 450
 BALLINA NSW 2478

 1300 864 444
 council@ballina.nsw.gov.au
 www.ballina.nsw.gov.au



ballina shire council
 geographical information system

Projection: GDA94 / MGA zone 56
 Date: 10/02/2020

© Ballina Shire Council © NSW Spatial Services 2020
 While every care is taken to ensure the accuracy of this product, Ballina Shire Council and the Local / State / Federal Government departments and their Government organisations whose supply datasets, make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs whatsoever that may be incurred as a result of the product being inaccurate or incomplete in any way and for any reason.

ASSESSMENT OF THE APPLICATION UNDER SECTION 4.15 (1) OF THE EP& A ACT 1979

4.15 (1) (a) (i) - the provisions of any environmental planning instrument

Local Environmental Plans (LEPs)

Relevant LEP	Applies YES/NO
Ballina Local Environmental Plan 2012	Yes
Ballina Local Environmental Plan 1987 (Note: BLEP 1987 only applies to land identified as "Deferred Matter" on the Land Application Map accompanying the BLEP 2012)	No

Ballina LEP 2012 – Zoning, Permissibility and Relevant Clauses	Comments/Is consistency with these provisions achieved?
Aims, objectives of BLEP (Clause 1.2)	The proposal is generally consistent with and has had regard for Clause 1.2 of the BLEP 2012.
Land use definition (Clause 1.4)	<p>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.</p> <p>Storage premises means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.</p>
Zoning under BLEP 2012, permissibility within zone and regard for zone objectives (Clause 2.3)	<p>The site is zoned IN1 General Industrial under the BLEP 2012.</p> <p>Depots and storage premises are both permissible land uses within the IN1 General Industrial zone.</p> <p>The objectives of the IN1 zone are as follows:</p> <ul style="list-style-type: none"> • To provide a wide range of industrial and warehouse land uses. • To encourage employment opportunities. • To minimise any adverse effect of industry on other land uses. • To support and protect industrial land for industrial • uses.

	<ul style="list-style-type: none"> • To enable non-industrial uses that are compatible with the industrial nature of the locality. • To provide for the efficient use of industrial land. • To encourage development that achieves the efficient use of resources such as energy and water. • To ensure that development does not expose adjoining uses to hazard risks. <p>Having regard for these objectives, the proposed development will enable for non-industrial uses (i.e. depot and storage premises) that are compatible with the industrial nature of the locality.</p> <p>With respect to adverse effects on other land uses, it is anticipated that the nature of the proposed use will result in minimal impact on surrounding development.</p>
Demolition requires development consent (Clause 2.7)	<p>The proposal involves the demolition of the existing storage shed and retaining structures on the site.</p> <p>Development consent has been sought by the applicant for these works. Conditions are to be imposed on the consent in relation to the demolition works proposed.</p> <p>Having regard for the above, no issues are raised in relation to this clause.</p>
Height of buildings (Clause 4.3)	Not applicable – no buildings proposed.
Acid sulfate soils (Clause 7.1)	Not applicable. The subject site is not identified as containing Acid Sulfate Soils.
Earthworks (Clause 7.2)	<p>The applicant has indicated that the site is currently set over several levels, providing a reduced available development footprint. Earthworks are to be carried out to maximise the useable land available on the property.</p> <p>The site will be shaped to flatten out the existing grade across the site. The final landform will have a minimum grade of 1% to enable drainage. The proposed design incorporates retaining structures up to 2.0m in cut and 2.5m in fill. The site will be finished with a gravel surface and is expected to require approximately 500m³ of additional material to be imported.</p> <p>Clause 7.2(3) requires the consent authority to consider a number of matters. These are addressed as follows:</p>

	<p><i>(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</i></p> <p>The site is not identified as containing a stream/drainage line on Council's 'River Catchments & Drainage' map.</p> <p>With respect to impacts on drainage patterns in the locality, the proposed stormwater management approach on the site has been assessed and has deemed satisfactory by Council's Civil Services Division.</p> <p>With respect to soil stability, the subject site is not identified on Council's Landslip/Geotechnical Hazard map. The applicant has indicated that retaining walls will be suitably designed and certified by a practicing structural engineer.</p> <p><i>(b) the effect of the development on the likely future use or redevelopment of the land,</i></p> <p>The proposed earthworks will provide a level pad which will facilitate the use of the land for the purposes of a depot and storage premises. In this regard, the works are considered to have a positive impact on the future use of the land.</p> <p><i>(c) the quality of the fill or the soil to be excavated, or both,</i></p> <p>The applicant has indicated that the earthworks are expected to require approximately 500m³ of additional material to be imported. The applicant has indicated that this material will be certified in accordance with EPA and Council requirements.</p> <p>A condition is recommended to be imposed on the consent requiring that any fill material imported to the site for the proposed development is obtained from fill sources that have an approved testing regime, with certification provided to the Principal Certifying Authority.</p> <p><i>(d) the effect of the development on the existing and likely amenity of adjoining properties,</i></p> <p>The applicant has commented that the proposed earthworks will result in the main activities associated with the facility being located substantially below the street level.</p>
--	--

	<p>The proposed earthworks are not anticipated to impact upon the existing and likely amenity of adjoining properties.</p> <p>It is considered the modification of the site will not result in any additional impacts over and above the existing situation with respect to the existing and likely amenity of adjoining properties.</p> <p>Having regard for the stormwater management approach proposed, it is not envisaged that drainage or ponding issues will occur.</p> <p><i>(e) the source of any fill material and the destination of any excavated material,</i></p> <p>With respect to the source of fill material, the applicant has indicated that this material will be certified in accordance with EPA and Council requirements.</p> <p>A condition is recommended to be imposed on the consent requiring that any fill material imported to the site for the proposed development is obtained from fill sources that have an approved testing regime. The supplier of the fill material is required to certify to the Principal Certifying Authority at the completion of construction that the material was free of contaminants, being natural or otherwise.</p> <p>A condition is recommended to be imposed on the consent requiring all demolition, construction or the like waste (including fill material) to be transported and disposed of to an approved waste facility unless managed in accordance with a current resource recovery order and exemption.</p> <p><i>(f) the likelihood of disturbing relics,</i></p> <p>Council conducted an AHIMS search on 21 January 2020 (CM 20/5039) which revealed that there are no Aboriginal sites or places recorded on or near the subject site.</p> <p>The applicant has commented that the Aboriginal Cultural Heritage Due Diligence Assessment carried out for the adjoining property as part of DA 2017/600 did not identify any issues of concern with respect to cultural heritage values.</p> <p>In this regard, it is considered unlikely that relics could be disturbed as part of the proposed development.</p>
--	---

	<p><i>(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</i></p> <p>The subject site does not contain a waterway and is not located within a drinking water catchment or environmentally sensitive area. Minor streams (as mapped on Council's 'River Catchments & Drainage map) are located approximately 120 metres to the northwest and southeast of the subject site.</p> <p>Council's Civil Services Division has carried out an assessment of the proposal and advised that the proposed stormwater management approach is suitable for the development.</p> <p>The applicant has indicated that sediment and erosion control measures will be implemented during construction, which is to be required by way of the recommended conditions.</p> <p><i>(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</i></p> <p>Conditions are recommended to be imposed on the consent with respect to the management of sediment and erosion on the site.</p> <p>Conditions are also recommended to be imposed to ensure stormwater management on the site occurs in accordance with the submitted stormwater management plan.</p> <p>Given the above, no concerns are raised with regard to the earthworks proposed as part of the subject application.</p>
<p>Essential services (Clause 7.7)</p>	<p>Clause 7.7(2) states that development consent must not be granted unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available where required:</p> <p><i>(a) the supply of water,</i></p> <p>Council's Civil Services Division has commented that water supply servicing can be provided by connection to the existing system.</p> <p><i>(b) the supply of electricity,</i></p>

	<p>Electricity servicing is currently provided to the site and no alteration to this network is required to facilitate the proposed development. This has been deemed satisfactory by Council's Civil Services Division.</p> <p><i>(c) the disposal and management of sewage,</i></p> <p>Council's Civil Services Division has commented that sewer servicing can be provided by connection to the existing system.</p> <p>Council's Development Engineer has commented that the development could potentially impact on the existing sewer service sideline and manhole, and the stormwater pit and line, both located at the north-east corner of the site, in respect to loading and zone of influences impacts on the existing infrastructure. It was commented that these loading impacts are required to be considered in the design phase for the Construction Certificate. A condition is imposed on the consent in this regard.</p> <p><i>(d) stormwater drainage or on-site conservation,</i></p> <p>Council's Civil Services Division has carried out an assessment of the proposal and commented that the stormwater management and water quality for both during and post construction phases are able to comply with the approved Stormwater Management Plan and conditions of consent.</p> <p><i>(e) suitable vehicular access,</i></p> <p>The subject site is serviced by the existing road network. The existing industrial driveway is to be retained and utilised as part of the development. Council's Civil Services Division has commented that sight distances at this access point on Northcott Crescent are satisfactory and the existing external road network is constructed to a suitable standard to service the proposed development.</p> <p><i>(f) telecommunication services.</i></p> <p>Telecommunication servicing is currently provided to the site and no alteration to this network is required to facilitate the proposed development. This has been deemed satisfactory by Council's Civil Services Division.</p> <p>Given the above, no concerns are raised with the servicing of the proposed development.</p>
--	---

State Environmental Planning Policies (SEPPs)

Relevant SEPPs	Comments/Is consistency with these provisions achieved?
SEPP 55 – Remediation of Land	<p>During the preparation of this application, NDC consulted with Council's Environmental Health Officer, Rachael Jenner concerning the information required to be provided with respect to the contamination status of the land. Ms Jenner advised as follows:</p> <p><i>"I have reviewed (Council's) records including the following documents;</i></p> <ul style="list-style-type: none"> • <i>Stockpiled Material Waste Classification Alstonville Macadamia Processing Plant Site 23 – 25 Northcott Crescent, Alstonville (ENV Solutions, November 2018) BSC Ref# 18/85778,</i> • <i>Contaminated Land Assessment 23-25 Northcott Crescent, Alstonville (Ardill Payne & Partners, May 2018, job number 8636) BSC Ref# 18/36976).</i> <p><i>The previous investigations of the site have determined that the contaminated status of the site is suitable for a commercial/industrial land use without remediation. Council therefore has sufficient information to enable us to carry out a planning function for this site in good faith without further assessment of contamination".</i></p> <p>As part of the assessment of the subject application, Council's Environmental Health Officer provided the following comments:</p> <p><i>Previous Contamination Assessment as a result of fire at nearby macadamia nut processing facility CM 18/36976 prepared by Ardill Payne and Partners, May 2018 has determined the contamination status is suitable for commercial/industrial use and is therefore suitable for the proposed development.</i></p> <p><i>Details of the Assessment and determination is included in Council's Contaminated Land Register – 130-2018-339-1.</i></p> <p>In this regard, no issues are raised in relation to the SEPP requirements.</p>
SEPP 64 – Advertising and Signage	<p>The applicant has indicated that signage will comprise of business identification signs in accordance with the applicable exempt development provisions. In the event that the signage exceeds these criteria, a</p>

	separate development application will be lodged. A condition is to be imposed ensuring no advertising signage is erected or displayed without the prior consent of Council (unless the signage complies with the exempt development provisions contained in the Codes SEPP).
--	--

4.15 (1) (a) (ii) – any proposed instrument that is or has been the subject of public consultation under the EP&A Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

Draft EPI/Planning Proposal	Comments/Is consistency with these provisions achieved?
<p>Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016.</p> <p>Draft Amendment to State Environmental Planning Policy 44 – Koala Habitat Protection.</p> <p>Draft State Environmental Planning Policy - Remediation of Land.</p> <p>Draft State Environmental Planning Policy - Primary Production and Rural Development.</p> <p>Draft Amendment to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.</p> <p>Draft Amendment to State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.</p> <p>Draft Amendment to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p>	No issues raised in relation to the draft SEPPs.

4.15 (1) (a) (iii) – any development control plan (DCP)

DCPs currently in force:	
Ballina Shire Development Control Plan 2012	<input checked="" type="checkbox"/>

Ballina Shire DCP 2012	Comments/Assessment of proposal against provisions of DCP
Chapter 2 – General and Environmental Considerations	<p>Part 2 Chapter Planning Objectives The proposal generally complies with the overarching objectives of this chapter.</p> <p>Part 3 General Controls</p> <p>3.1 Land Use Conflict Not applicable. The subject land is zoned IN1 General Industrial and does not directly adjoin a rural zone.</p> <p>3.4 Potentially Contaminated Land No issues raised – refer to comments made within SEPP 55 section of this assessment.</p> <p>3.5 Land Slip/Geotechnical Hazard The subject site is not identified on Council's landslip mapping.</p> <p>3.6 Mosquito Management The applicant has indicated that the stormwater management devices throughout the development have been designed to minimise mosquito breeding. In particular special consideration has been given to removing or preventing access to suitable breeding habitat (i.e. standing water). The following mosquito management elements have been incorporated within the development to minimise the potential for mosquito breeding:</p> <ul style="list-style-type: none"> • Water Pooling – The site and drainage networks has been graded to be free draining and prevent water ponding; • Bioretention, sediment and attenuation Basins – These systems have been designed as dry systems with all water draining from the system within 3 days of a storm event. <p>Council's Environmental Health Officer has carried out an assessment of the proposal and provided the following comments:</p> <p><i>The proposed development site is located on elevated land on the Mosquito Management Maps. The proposal doesn't include dwellings. Although the provided Stormwater Management Plan prepared by Newton Denny Chapelle dated June 2019 identifies stormwater management devices have been designed to minimise mosquito breeding conditions will be recommended requiring these structures are designed, installed and maintained to prevent mosquito breeding.</i></p> <p>Conditions are imposed on the consent in this regard.</p> <p>3.7 Waste Management The applicant has indicated that all demolition waste will be recycled or disposed of at an appropriately licenced facility. The</p>

	<p>proposed depot and storage facility are not expected to generate any waste during operation.</p> <p>Council's Environmental Health Officer has commented that conditions for the management of waste during construction, demolition and earthworks will be recommended. With respect to operational waste, it was commented that the proposed depot/storage facility is likely to generate minimal waste, however conditions will be recommended requiring waste to be disposed of at a licenced waste facility.</p> <p>3.9 Stormwater Management The applicant has provided a comprehensive stormwater Management Plan for the site as part of the subject application. This plan demonstrates compliance with Council's DCP requirements with respect to both stormwater quality and attenuation. Council's Civil Services Division has carried out an assessment of the proposal and recommended conditions requiring detailed design plans to be submitted to and approved by the Principal Certifying Authority prior to issue of the Construction Certificate.</p> <p>3.10 Sediment and Erosion Control All soil erosion and sediment control measures will be designed, installed and maintained in accordance with Managing Urban Stormwater – Soils and Construction (the Blue Book). Conditions are recommended to be imposed on the consent in this regard.</p> <p>3.11 Provision of Services The property enjoys connections to reticulated service infrastructure:</p> <p><i>Water supply</i></p> <p>Council's Civil Services Division has commented that water supply servicing can be provided by connection to the existing system.</p> <p><i>Electricity supply</i></p> <p>Electricity servicing is currently provided to the site and no alteration to this network is required to facilitate the proposed development. This has been deemed satisfactory by Council's Civil Services Division.</p> <p><i>Sewer</i></p> <p>Council's Civil Services Division has commented that sewer servicing can be provided by connection to the existing system.</p> <p>Council's Development Engineer has commented that the development could potentially impact on the existing sewer service sideline and manhole, and the stormwater pit and line, both located at the north-east corner of the site, in respect to</p>
--	---

	<p>loading and zone of influences impacts on the existing infrastructure. It was commented that these loading impacts are required to be considered in the design phase for the Construction Certificate. A condition is imposed on the consent in this regard.</p> <p><i>Stormwater</i></p> <p>Council's Civil Services Division has carried out an assessment of the proposal and commented that the stormwater management and water quality for both during and post construction phases are able to comply with the approved Stormwater Management Plan and conditions of consent.</p> <p><i>Telecommunications</i></p> <p>Telecommunication servicing is currently provided to the site and no alteration to this network is required to facilitate the proposed development. This has been deemed satisfactory by Council's Civil Services Division.</p> <p>Given the above, no concerns are raised with the servicing of the proposed development.</p> <p>3.13 Drinking Water Catchments Not applicable – the subject land is not identified as a drinking water catchment.</p> <p>3.15 Crime Prevention through Environmental Design The proposed premises will be fully secured behind a chain mesh fence (with locked gate after hours). Whilst landscaping will be provided along the street frontage, the premises will be partially visible from the street via view lines over the driveway area, which is considered satisfactory from a surveillance perspective. If necessary, the premises will also be fitted with movement sensitive lighting and alarm systems.</p> <p>3.19 Car Parking and Access The proposed development will obtain access via the existing driveway connecting to Northcott Crescent. The nature of the project is such, that there will be very limited demand for parking associated with the development. That said, the site layout provides ample room for informal parking onsite if required.</p> <p>Council's Civil Services Division has commented that following construction, there is expected to be minimal/low traffic impacts on the surrounding road network. Additional traffic generation is expected to be minimal and likely to occur at random intervals, generally attributed to the delivery/removal of waste bins and the longer term storage of vans/boats.</p> <p>In this regard, no issues are raised in relation to this section.</p> <p>3.20 Vibration</p>
--	---

	<p>Due to the nature of the business, no significant vibration issues are expected during the operation of the development. The construction phase of the development will be conditions to manage vibration during construction works.</p>
<p>Chapter 5 – Industrial Development</p>	<p>Part 2 Chapter Planning Objectives The proposal generally complies with the overarching objectives of this chapter.</p> <p>Part 3 General Development Controls 3.1 General controls applying to all industrial development</p> <p>The objectives of this section are as follows:</p> <ul style="list-style-type: none"> a) <i>Encourage and promote appropriate forms of industrial development in suitable locations within the shire;</i> b) <i>Ensure that the range of uses permitted in the shire's industrial areas are compatible with each other and with land uses permitted in adjoining zones;</i> c) <i>Achieve quality visual presentation in industrial areas through high standards of building design and landscaping; and</i> d) <i>Ensure adequate access, parking and vehicular circulation is provided on industrial sites.</i> <p>Comment: The proposed development complies with the objectives of this section in that it is not visually intrusive and suitable access, parking and manoeuvring areas are to be provided.</p> <p>3.1.3 Development Controls</p> <p>A. Element – Building Design Requirements</p> <p>Site Layout – Control</p> <ul style="list-style-type: none"> i. <i>Industrial buildings and all ancillary development on a lot must have a building line or setback from the boundary with a primary road and parallel road of at least 6.0m; and</i> <p>Comment: Not applicable – no buildings are proposed as part of the subject application.</p> <ul style="list-style-type: none"> ii. <i>Variations to the front building line or setback will be considered where an alternate building line or setback can be established on the basis of the average existing building lines or setbacks of the 2 nearest industrial buildings having a boundary with the same primary road.</i> <p>Comment: Not applicable – no buildings are proposed as part of the subject application.</p> <p>Building Appearance – Control</p>

	<p><i>i. Exterior walls of buildings, including any outbuildings, shall comprise materials with a low reflective index and must not be constructed using uncoated/untreated metal sheeting, fibre-cement or like materials;</i></p> <p>Comment: Not applicable – no buildings are proposed as part of the subject application.</p> <p><i>ii. The full length of any exterior wall facing a road frontage, including any adjoining exterior wall for a minimum length of 5 metres, must be of masonry construction and painted where of plain concrete finish;</i></p> <p>Comment: Not applicable – no buildings are proposed as part of the subject application.</p> <p><i>iii. Buildings shall have a roof pitch no greater than 3.5 degrees unless roofing materials have a low reflective index;</i></p> <p>Comment: Not applicable – no buildings are proposed as part of the subject application.</p> <p><i>iv. The scale and selection of building forms, materials and elements must relate to the perceived use, such as expressing office components differently to warehouse or factory components of a development;</i></p> <p>Comment: Not applicable – no buildings are proposed as part of the subject application.</p> <p><i>v. The architectural form and character of a building must not include large unbroken expanses of wall or roof facing a street frontage; and</i></p> <p>Comment: Not applicable – no buildings are proposed as part of the subject application.</p> <p><i>vi. Roof forms shall be designed to minimise visual intrusions and to prevent any roof top equipment from being visible from the street. Where this cannot be achieved, roof top equipment shall be screened by materials of the same nature as the building's basic materials.</i></p> <p>Comment: Not applicable – no buildings are proposed as part of the subject application.</p> <p>Signage – Controls</p> <p><i>i. Signage shall comprise business identification signs only and can be free-standing or attached to the building. General advertisements will only be permitted where they relate to activities or services provided from the site on which they are erected; and</i></p>
--	--

	<p>Comment: The applicant has indicated that signage will comprise of business identification signs in accordance with the applicable exempt development provisions. In the event that the signage exceeds these criteria, a separate development application will be lodged. A condition is to be imposed ensuring no advertising signage is erected or displayed without the prior consent of Council (unless the signage complies with the exempt development provisions contained in the Codes SEPP).</p> <p><i>ii. Freestanding signs must complement the design of the buildings to which they relate, clearly identify the product or business being promoted and be compatible with signage on adjoining sites without dominating the streetscape or locality.</i></p> <p>Comment: The applicant has indicated that signage will comprise of business identification signs in accordance with the applicable exempt development provisions. In the event that the signage exceeds these criteria, a separate development application will be lodged. A condition is to be imposed ensuring no advertising signage is erected or displayed without the prior consent of Council (unless the signage complies with the exempt development provisions contained in the Codes SEPP).</p> <p style="text-align: center;">B. Element – Landscaping and Screening</p> <p>Control</p> <p><i>i. A landscape plan is to be submitted with a development application and will form part of the development consent. The landscape plan shall be fully implemented prior to occupancy;</i></p> <p>Comment: The applicant has commented that the proposal incorporates a 3.0 metre deep landscape strip along the front property boundary, which is shown on the development plans.</p> <p><i>ii. A landscaped area with a minimum depth of 3.0m is to be provided along all frontages of the site. Unless otherwise utilised for access ways, forward of the front building line or setback should be landscaped for the full depth of the frontage. This may include pedestrian pathways;</i></p> <p>Comment: A 3.0 metre deep strip of landscaping is provided along the front property boundary. The applicant has commented that at such time a more permanent development outcome is established on the site, opportunity will be available to provide additional landscaping within the setback area if required.</p> <p><i>iii. Plantings used in landscaped areas are to be in scale with the buildings proposed and shall consist of native and endemic species;</i></p>
--	---

	<p>Comment: No buildings proposed. A condition is to be imposed requiring plantings to consist of native and endemic species.</p> <p><i>iv. A tall tree species must be planted for every 10 metres of street frontage, supplemented by massed groups of native shrubs and ground covers. Species should be selected for their relatively fast growth and low maintenance characteristics. Tree species should be capable of achieving a canopy spread of 50% over the landscaped areas of the site within 5 years of occupation;</i></p> <p>Comment: The submitted plans do not indicate if a tall tree species is to be planted. A condition is recommended to be imposed requiring plantings that will screen the development from the street and consist of native and endemic species. Species should be selected for their relatively fast growth and low maintenance characteristics. Plantings must be at a minimum height of 150mm prior to the issue of the Occupation Certificate. This approach is considered acceptable in relation to this control.</p> <p><i>v. Landscaped areas should be separated from car parks and driveways by appropriate barriers such as low timber railings or constructed kerbs;</i></p> <p>Comment: Details of landscape barriers were not provided with the application.</p> <p><i>vi. Garbage and storage areas must be screened from the street frontage and located on-site, behind the building line or setback and are not to occupy driveways, turning circles, car parking or landscaped areas;</i></p> <p>Comment: Not applicable – no garbage or storage areas proposed. This has been deemed satisfactory by Council's Environmental Health Officer.</p> <p><i>vii. External storage areas are to be screened from view of public places by means of fencing and/or landscaping, and are not to be located within the front building line or setback area; and</i></p> <p>Comment: The applicant has indicated that the premises will be set below street level and will be screened by a landscape buffer, which is considered acceptable in relation to this control.</p> <p><i>viii. All security fencing is to be located behind the front building line or setback in order to present landscaping to its best advantage. Where particular circumstances warrant a variation to this requirement, applications will be considered on a merit basis.</i></p> <p>Comment: The applicant has provided the following details regarding security fencing and landscaping:</p>
--	---

	<p><i>The application proposes security fencing at the front of the property. This arrangement is typical of many properties within the industrial estate.</i></p> <p><i>For the portion of the site where a retaining wall is to be provided in proximity to the front boundary, the fence will be provided at the top of the retaining wall and set behind a 3m deep strip of landscaping.</i></p> <p><i>For the portion of the site where an embankment is to be provided in proximity to the front boundary, the fence will be provided adjacent to the property boundary, with landscaping provided behind.</i></p> <p><i>It is considered that this arrangement will provide suitable landscape treatment and presentation of the site.</i></p> <p>Having regard for the above, no issues are raised in relation to compliance with this control.</p> <p style="text-align: center;">C. Element – Car Parking and Access</p> <p>Car Park Design – Control</p> <p><i>i. Car parking and manoeuvring areas must not encroach into the front landscaped area except for the purposes of disabled access.</i></p> <p>Comment: No formal car parking areas are proposed. The site layout provides ample room for manoeuvring on site without encroaching into the front landscaped area.</p> <p><i>ii. Parking bays, manoeuvring areas, service areas, loading bays, queuing areas, set down/pickup areas, and driveways are to be designed in accordance with the dimensions specified in Australian Standard 2890;</i></p> <p>Comment: The applicant has commented that the proposed development will obtain access via the existing driveway connecting to Northcott Crescent. The nature of the project is such that there will be very limited demand for parking associated with the development. That said, the site layout provides ample room for informal parking onsite if required. Council's Civil Services Division has reviewed the proposal and no issues are raised with this approach.</p> <p><i>iii. Internal access ways are to permit entry and exit of the site by customers and visitors while a vehicle is being loaded or unloaded;</i></p> <p>Comment: The proposal involves the establishment of a depot and storage premises. In this regard, it is considered that the number of customers/visitors to the site will be relatively low.</p>
--	--

	<p>Notwithstanding this, it is considered there will be sufficient area on the site for entry and exit of the site to occur, if required.</p> <p><i>iv. Car park areas shall be sited to allow for safe and convenient pedestrian access to buildings;</i></p> <p>Comment: Not applicable – no buildings proposed.</p> <p><i>v. Development within an area of 2,000m² or greater must provide for the separation of service and delivery vehicle access from car parking areas to ensure safe and unimpeded pedestrian access from car parking areas to the building's main entrance; and</i></p> <p>Comment: No formal car parking area is proposed. It is considered there will be sufficient area on the site for access by service and delivery vehicles, if required.</p> <p><i>vi. Planting must be used to highlight pedestrian and vehicular access points and easements. Car parks should be landscaped to complement the surrounding areas and provide shade for parked cars.</i></p> <p>Comment: No formal car parking area is proposed. A 3.0 metre wide landscaping strip is to be provided either side of the driveway access, which is considered acceptable in relation to this control.</p> <p>Car Parking – Control</p> <p><i>i. On site car parking is to be provided in accordance with the rates indicated in Chapter 2 – General and Environmental Considerations unless otherwise specified in Table 5.1.</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Table 5.1 – Car parking</th> </tr> <tr> <th style="text-align: left;">Industrial Uses</th> <th style="text-align: left;">Parking Rate</th> </tr> </thead> <tbody> <tr> <td>Industry</td> <td>1.3 spaces per 100m² gross floor area (GFA)</td> </tr> <tr> <td>Warehouse or Distribution Centre</td> <td>1 per 300m² GFA</td> </tr> <tr> <th colspan="2" style="text-align: left;">Other Uses</th> </tr> <tr> <td>Industrial Training Facility*</td> <td>Merit assessment</td> </tr> <tr> <td>Self-Storage Premises</td> <td>1 space per 10 storage sheds, plus 1 space per 40m² GFA office space</td> </tr> <tr> <td>Hospital*</td> <td>Merit assessment</td> </tr> <tr> <td>Educational Establishment*</td> <td>Merit assessment</td> </tr> </tbody> </table> <p><small>*Parking rate to be determined based on a detailed Traffic Impact Assessment</small></p> <p>Comment: The application is seeking consent for a depot and storage premises. These uses are not identified in Table 2.3 – General Car Parking Requirements within Chapter 2. These uses are also not identified in Table 5.1 above.</p>	Table 5.1 – Car parking		Industrial Uses	Parking Rate	Industry	1.3 spaces per 100m ² gross floor area (GFA)	Warehouse or Distribution Centre	1 per 300m ² GFA	Other Uses		Industrial Training Facility*	Merit assessment	Self-Storage Premises	1 space per 10 storage sheds, plus 1 space per 40m ² GFA office space	Hospital*	Merit assessment	Educational Establishment*	Merit assessment
Table 5.1 – Car parking																			
Industrial Uses	Parking Rate																		
Industry	1.3 spaces per 100m ² gross floor area (GFA)																		
Warehouse or Distribution Centre	1 per 300m ² GFA																		
Other Uses																			
Industrial Training Facility*	Merit assessment																		
Self-Storage Premises	1 space per 10 storage sheds, plus 1 space per 40m ² GFA office space																		
Hospital*	Merit assessment																		
Educational Establishment*	Merit assessment																		

	<p>The applicant has commented that the proposed development will obtain access via the existing driveway connecting to Northcott Crescent. The nature of the project is such that there will be very limited demand for parking associated with the development. That said, the site layout provides ample room for informal parking onsite if required.</p> <p>This has been deemed satisfactory by Council's Civil Services Division.</p> <p>Service Vehicle Access – Control</p> <p><i>i. Premises are to be designed to accommodate access and parking by service vehicles in accordance with Table 5.2.</i></p> <table border="1"> <thead> <tr> <th colspan="2">Table 5.2 – Service Vehicle Requirements</th> </tr> <tr> <th>Lot Size</th> <th>Service Vehicle Requirements</th> </tr> </thead> <tbody> <tr> <td>Up to 2000m²</td> <td>Small Rigid Vehicle (SRV) – light trucks to a maximum capacity of 4.0t</td> </tr> <tr> <td>In excess of 2000m², but less than 4000m²</td> <td>Medium Rigid Vehicle (MRV) – common service truck having a load capacity of up to 8.0t</td> </tr> <tr> <td>Greater than 4000m²</td> <td>Heavy Rigid Vehicle (HRV) – a single unit truck which typically has a load capacity of up to 12t</td> </tr> </tbody> </table> <p><small>Table 10: Service vehicle requirements Source: Ballina Development Control Plan 2012</small></p> <p>Comment: There is suitable area on the site for service and delivery vehicles to enter the site in a forward direction, safely manoeuvre, unload on site and leave the site in a forward direction. Council's Civil Services Division have carried out an assessment of the proposed development and no issues were raised in relation to the abovementioned control.</p> <p>D. Element – Environmental Management</p> <p>The objectives of this control are as follows:</p> <p><i>a) Minimise adverse impacts on people and the natural and built environments both on-site and on adjoining sites through location, design, operation and management of development; and</i></p> <p><i>b) Ensure that developments achieve acceptable levels of stormwater run-off quality and quantity by applying water sensitive urban design principles in development proposals to maintain and/or enhance the environmental values of the shire's waterways and catchments.</i></p> <p>Comment: The proposed development meets the objectives of this control in that the design of the proposal has had regard for the minimisation of sediment/erosion and stormwater impacts in the locality. Stormwater management on the site has been</p>	Table 5.2 – Service Vehicle Requirements		Lot Size	Service Vehicle Requirements	Up to 2000m ²	Small Rigid Vehicle (SRV) – light trucks to a maximum capacity of 4.0t	In excess of 2000m ² , but less than 4000m ²	Medium Rigid Vehicle (MRV) – common service truck having a load capacity of up to 8.0t	Greater than 4000m ²	Heavy Rigid Vehicle (HRV) – a single unit truck which typically has a load capacity of up to 12t
Table 5.2 – Service Vehicle Requirements											
Lot Size	Service Vehicle Requirements										
Up to 2000m ²	Small Rigid Vehicle (SRV) – light trucks to a maximum capacity of 4.0t										
In excess of 2000m ² , but less than 4000m ²	Medium Rigid Vehicle (MRV) – common service truck having a load capacity of up to 8.0t										
Greater than 4000m ²	Heavy Rigid Vehicle (HRV) – a single unit truck which typically has a load capacity of up to 12t										

	<p>discussed previously in this report within Section 3.9 of Chapter 2 of the DCP.</p> <p><i>i. Emissions of contaminants including air pollutants, water contaminants, noise, vibration, heat or light must not cause environmental harm or nuisance. No significant emissions or discharges of contaminants are to occur beyond the boundary of the site or into adjoining waterways;</i></p> <p>Comment: Council's Environmental Health Officer has commented that the proposed finished surface of the site is compacted gravel as showed on the Bulk Earthworks Plan prepared by Newton Denny Chapelle dated 5 July 2019 Drawing No. 190091-AP-BE-01. Conditions will be recommended for the management of dust during construction works and operational activities.</p> <p>Conditions are also recommended to be imposed on the consent for the management of noise during construction works.</p> <p>Council's Environmental Health Officer has commented that the proposed use is unlikely to generate noise at a level or character that would lead to offensive or intrusive noise on sensitive receivers. However, conditions are recommended to be imposed on the consent with respect to the management of operational noise.</p> <p>Due to the nature of the business, no significant vibration issues are expected during the operation of the development. The construction phase of the development will be conditions to manage vibration during construction works.</p> <p>Conditions are recommended to be imposed in relation to the management of liquid contaminants on the site.</p> <p>Subject to compliance with the recommended mitigation measures, it is considered no significant emissions or discharges of contaminants will occur beyond site boundaries or into adjoining waterways.</p> <p><i>ii. Development must include an efficient and cost effective stormwater run-off management system (i.e. a drainage network and detention/retention storage that adequately protects people and the natural and built environments);</i></p> <p>Comment: Complies. This matter has been discussed previously in this report within Section 3.9 of Chapter 2 of the DCP.</p> <p><i>iii. Stormwater run-off originating from development must be of a quality that will protect or enhance the environmental quality of receiving water;</i></p> <p>Comment: Complies. This matter has been discussed previously in this report within Section 3.9 of Chapter 2 of the DCP.</p>
--	---

	<p>iv. <i>Development must integrate and allow for Water Sensitive Urban Design (WSUD) measures to be implemented into lot layouts and drainage systems. This can be incorporated through:</i></p> <ul style="list-style-type: none"> o <i>storage rather than conveyance of stormwater;</i> o <i>maintenance and enhancement of water quality;</i> o <i>permeable surfaces, soakwells and landscaped swales in site layout to increase on site infiltration and treatment;</i> o <i>water conserving landscaping;</i> o <i>localised water supply for irrigation; and</i> o <i>use of rainwater tanks for stormwater re-use.</i> <p>Comment: Complies. This matter has been discussed previously within Section 3.9 of Chapter 2 of the DCP.</p> <p>E. Element – Sustainable Industrial Development</p> <p>i. <i>Building forms shall be designed for adaptability through the provision of flexible spaces and regular building form designed to accommodate future conversion or dividing for alternate uses;</i></p> <p>Comment: Not applicable. No buildings proposed.</p> <p>ii. <i>A building and its openings are to be configured to maximise passive solar energy and minimise energy use in artificial lighting. This may include the use of skylights to capture natural light through the roof;</i></p> <p>Comment: Not applicable. No buildings proposed.</p> <p>iii. <i>A building and its openings are to be orientated to utilise prevailing winds to enhance the opportunity for cross ventilation;</i></p> <p>Comment: Not applicable. No buildings proposed.</p> <p>iv. <i>The use of energy efficient appliances and equipment are encouraged to minimise energy usage and greenhouse gas generation; and</i></p> <p>Comment: Not applicable. The proposal relates to a depot and storage premises and no appliances or equipment is proposed.</p> <p>v. <i>Safe and convenient bicycle parking is to be provided on site.</i></p> <p>Comment: No formal bicycle parking spaces have been proposed as part of the subject application. It is considered there is adequate space on site available for the safe parking of bicycles, if required.</p>
--	--

	<p>Part 4 Precinct Specific Controls</p> <p>4.1 Russellton Industrial Estate</p> <p>4.1.2 Development Controls applying to Russellton Industrial Estate precinct</p> <p>Control</p> <p><i>i. For all allotments in the Russellton Industrial Estate:</i></p> <ul style="list-style-type: none"> ○ <i>Excavation (cut) as part of any earthworks for buildings or associated works must not extend more than 3.0 metres below the ground level (existing);</i> ○ <i>Fill as part of any earthworks for buildings or associated works must not extend more than 2.0 metres above ground level (existing);</i> ○ <i>Retaining walls visible from the street are a maximum height of 3.0 metres;</i> <p>Comment: The applicant has indicated that the proposed design incorporates retaining structures up to 2.0m in cut and 2.5m in fill.</p> <p>Given the site is not identified as a land slip area and the retaining walls will be appropriately certified (as indicated by the applicant), the proposed earthworks are considered acceptable.</p> <p>Council's Building Services section has carried out an assessment of the proposal and commented that there are no building related issues with the proposal subject to the recommended conditions of consent.</p> <p><i>ii. No access to any lots is permitted from Norman Jones Lane;</i></p> <p>Comment: Not applicable – access is to be obtained via Northcott Crescent only.</p> <p><i>iii. Allotments adjoining rural zoned land are to comply with the following provisions:</i></p> <ul style="list-style-type: none"> ● <i>External on-site activity areas are to be located to maximise distances away from macadamia farms and other adjoining agricultural activities; and</i> ● <i>Buildings are to be designed and oriented so that minimal openings face towards adjoining agricultural land.</i> <p>Comment: Not applicable. The subject property does not directly adjoin rural zoned land and no buildings are proposed.</p> <p>Having regard for the above, the proposal generally complies with the relevant requirements of the DCP.</p>
--	--

4.15 (1) (a) (iia) – any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

Planning Agreement (or draft)	Comments
None applicable.	

4.15 (1) (a) (iv) – any matters prescribed by the regulations

	Comments/Is consistency with these provisions achieved?
If the DA is for the demolition of a building, consider the provisions of AS 2601-1991: The demolition of structures (as in force 1 July 1993):	Not applicable.
If the DA is only for a change of use or the use of an existing building as a place of public entertainment, is the fire protection and structural capacity of the building appropriate to the building's proposed use?	Not applicable.
If the DA involves the rebuilding/alteration/enlargement/extension of an existing building, is the existing building required to be brought into total or partial conformity with the Building Code of Australia (BCA)?	Not applicable.
If the DA is for the erection of a temporary structure, is the fire protection and structural capacity of the structure appropriate to the proposed use of the structure?, and is the ground or other surface, on which the structure is to be erected, sufficiently firm and level to sustain the structure while in use?	Not applicable.

4.15 (1) (b) – the likely impacts of that development

	Discuss whether or not the impact is acceptable or not? If not, then describe the adverse impacts and the steps taken to mitigate the impacts
Urban and Building Design	
i) Context and Settings	The subject property is Lot 2 DP 1237064 and is known as 23 Northcott Crescent, Alstonville. The property is located in the northern portion of the Russellton Industrial Estate in Alstonville. The property has a total area of 5,010m ² and is located approximately 150 metres to the south of the Bruxner Highway. The property has frontage

	<p>to and obtains vehicular access via Northcott Crescent.</p> <p>The subject site previously contained a macadamia oil processing factory which was destroyed by fire in February 2018.</p> <p>The nearest rural dwelling is located approximately 230 metres to the northwest of the subject site. The nearest residential area is located approximately 290 metres to the north of the subject site.</p> <p>19 Northcott Crescent is located directly to the north of the subject site.</p> <p>Undeveloped industrial zoned land (with one allotment containing a dwelling house) is located directly to the north of the subject site. Developed industrial land is located to the east, south-west and south of the subject site.</p>
<p>ii) Site Design and Internal Design</p>	<p>The subject site has a total area of 5,010m².</p> <p>The applicant has indicated that the site is currently set over several levels, providing a reduced available development footprint. Earthworks are to be carried out to maximise the useable land available on the property.</p> <p>The site will be shaped to flatten out the existing grade across the site. The final landform will have a minimum grade of 1% to enable drainage. The proposed design incorporates retaining structures up to 2.0m in cut and 2.5m in fill. The site will be finished with a gravel surface and is expected to require approximately 500m³ of additional material to be imported.</p> <p>No buildings are proposed as part of the subject application.</p> <p>The proposed pad will be set behind a chainmesh security fence and gate. Landscaping will be provided within the first 3.0 metres of the property setback. A condition is recommended to be imposed requiring landscaping to be provided in a manner that does not impede surveillance or result in concealment areas.</p> <p>The stormwater plan provides for the site to drain to a basin to be located at the north east corner of the property.</p>

		<p>No formal car parking areas are proposed as part of the subject application (given the nature of the proposed use). However, it is considered there will be sufficient space for car parking to occur on an informal basis, if required.</p> <p>The internal design of the proposal is considered acceptable having regard for the proposed land use.</p>
iii)	Ecologically Sustainable Building Design	No issues raised given no buildings are proposed.
iv)	Access, Transport and Traffic	<p>The existing external road network is constructed to a suitable standard to service the proposed development and use of the site, all within an existing industrial estate.</p> <p>The proposed development will obtain access via the existing driveway connecting to Northcott Crescent. The nature of the project is such, that there will be very limited demand for parking associated with the development. That said, the site layout provides ample room for informal parking onsite if required.</p> <p>Council's Civil Services Division has commented that following construction, there is expected to be minimal/low traffic impacts on the surrounding road network. Additional traffic generation is expected to be minimal and likely to occur at random intervals, generally attributed to the delivery/removal of waste bins and the longer term storage of vans/boats.</p> <p>The existing industrial driveway will be retained and utilised as part of the proposal. Council's Development Engineer has confirmed that sight distances at this access point in Northcott Crescent are satisfactory.</p>
v)	Public Domain	<p>The applicant has commented that the proposed earthworks will result in the main activities associated with the facility being located substantially below the street level.</p> <p>In addition, the proposed 3.0 metre wide landscaping strip (to be provided at the front of the property) will assist in screening the proposed activities from the streetscape.</p> <p>In this regard, it is not expected that the proposal will have a detrimental impact on the public domain.</p>
vi)	Utilities	The property enjoys connections to reticulated service infrastructure:

	<p><i>Water supply</i></p> <p>Council's Civil Services Division has commented that water supply servicing can be provided by connection to the existing system.</p> <p><i>Electricity supply</i></p> <p>Electricity servicing is currently provided to the site and no alteration to this network is required to facilitate the proposed development. This has been deemed satisfactory by Council's Civil Services Division.</p> <p><i>Sewer</i></p> <p>Council's Civil Services Division has commented that sewer servicing can be provided by connection to the existing system.</p> <p>Council's Development Engineer has commented that the development could potentially impact on the existing sewer service sideline and manhole, and the stormwater pit and line, both located at the north-east corner of the site, in respect to loading and zone of influences impacts on the existing infrastructure. It was commented that these loading impacts are required to be considered in the design phase for the Construction Certificate. A condition is imposed on the consent in this regard.</p> <p><i>Stormwater</i></p> <p>Council's Civil Services Division has carried out an assessment of the proposal and commented that the stormwater management and water quality for both during and post construction phases are able to comply with the approved Stormwater Management Plan and conditions of consent.</p> <p><i>Telecommunications</i></p> <p>Telecommunication servicing is currently provided to the site and no alteration to this network is required to facilitate the proposed development. This has been deemed satisfactory by Council's Civil Services Division.</p> <p>Given the above, no concerns are raised with the servicing of the proposed development.</p>
--	--

vii) Heritage	<p>The subject site is not identified as containing (or located in proximity to) an item of environmental heritage under the BLEP 2012.</p> <p>Council conducted an AHIMS search on 21 January 2020 (CM 20/5039) which revealed that there are no Aboriginal sites or places recorded on or near the subject site.</p> <p>The applicant has commented that the Aboriginal Cultural Heritage Due Diligence Assessment carried out for the adjoining property as part of DA 2017/600 did not identify any issues of concern with respect to cultural heritage values.</p> <p>In this regard, no issues are raised in relation to heritage.</p>
viii) Construction	<p>Construction impacts are able to be suitably managed via the recommended conditions of consent.</p> <p>With respect to site safety during construction, conditions are recommended to be imposed with regard to site fencing and signage.</p> <p>Potential environmental impacts during construction are also to be managed by way of conditions, including waste management, sediment and erosion control, dust management and cleanup of spills.</p>
Environmental Impacts	
ix) Other Land Resources	<p>As the proposed development relates to the establishment of a depot and storage premises (and associated earthworks, retaining and stormwater works) within an industrial zoned area, it is not considered the proposal will impact upon conservation and/or use of productive agricultural land, mineral or extractive resources or water supply catchments.</p>
x) Water	<p>No particular issues are raised with respect to the servicing of the proposed development for water supply.</p> <p>The supporting documentation indicates that all necessary water services will be provided to the development at sufficient capacity to service the proposed development.</p> <p>Stormwater management has been assessed as part of the proposal – refer to DCP section of this assessment for discussion.</p>
xi) Soils	<u>Acid Sulfate Soils</u>

	<p>The subject land is not identified as containing Acid Sulfate Soils. No issues are raised in this regard.</p> <p><u>Contamination</u></p> <p>No issues are raised with respect to the contamination of land on the subject site. Refer to SEPP 55 section of this report.</p> <p>Conditions are recommended to be imposed on the consent with respect to liquid contaminates/spills during construction.</p> <p><u>Geotechnical considerations</u></p> <p>The subject site is not identified as a landslip area.</p> <p>The applicant has indicated that the proposed design incorporates retaining structures up to 2.0m in cut and 2.5m in fill.</p> <p>As previously discussed, it is noted that the proposed fill to facilitate the proposed development does not comply with the DCP requirements.</p> <p>Council's Building Services Section has carried out an assessment of the proposed development. Given the site is not identified as a land slip area and the retaining walls will be appropriately certified (as indicated by the applicant), the proposed earthworks are considered acceptable.</p> <p><u>Sediment and erosion control</u></p> <p>Conditions are recommended with respect to sediment and erosion control during construction.</p> <p><u>Fill material</u></p> <p>Conditions are recommended to be imposed to ensure any fill brought to and taken from the site will be handled appropriately in accordance with POEO Act and current resource recovery exemptions.</p>
xii) Air and Microclimate	<p>Council's Environmental Health Officer has commented that the proposed finished surface of the site is compacted gravel as showed on the Bulk Earthworks Plan prepared by Newton Denny Chappelle dated 5 July 2019 Drawing No. 190091-AP-BE-01.</p>

	Conditions will be recommended for the management of dust during construction works and operational activities.
xiii) Flora and Fauna	<p>The proposed development is located on industrial zoned land that has been predominantly cleared of vegetation.</p> <p>The subject site is not mapped within the Natural Areas and Habitat area under Chapter 2 of the Ballina DCP 2012.</p> <p>In this regard, no issues are raised with regard to this section.</p>
xiv) Waste	<p>The applicant has commented that all demolition waste will be recycled or disposed of at an appropriately licensed facility. The proposed depot and storage facility are not expected to generate any waste when operating.</p> <p>Council's Environmental Health Officer has commented that conditions for the management of waste during construction, demolition and earthworks will be recommended. With respect to operational waste, it was commented that the proposed depot/storage facility is likely to generate minimal waste, however conditions will be recommended requiring waste to be disposed of at a licenced waste facility.</p>
xv) Energy	No issues raised.
Hazards	
xvi) Noise and Vibration	<p>Conditions are recommended to be imposed on the consent for the management of noise during construction works.</p> <p>Council's Environmental Health Officer has commented that the proposed use is unlikely to generate noise at a level or character that would lead to offensive or intrusive noise on sensitive receivers. However, conditions are recommended to be imposed on the consent with respect to the management of operational noise.</p> <p>Due to the nature of the business, no significant vibration issues are expected during the operation of the development. The construction phase of the development will be conditions to manage vibration during construction works.</p>
xvii) Natural Hazards	The subject site is not identified as being bushfire or flood prone. There are no other natural hazards affecting the site that would result in risk

		to people, property or the biophysical environment.
xviii)	Technological Hazards	No issues have been raised with respect to the contamination of land on the subject site. Refer to assessment under SEPP 55 section of this assessment for discussion.
xix)	Safety, Security and Crime Prevention (CPTED)	The applicant has commented that the proposed premises will be fully secured behind a chain mesh fence (with locked gate after hours). Whilst landscaping will be provided along the street frontage, the premises will be partially visible from the street via view lines over the driveway area, which is considered satisfactory from a surveillance perspective. If necessary, the premises will also be fitted with movement sensitive lighting and alarm systems.
Social and Economic Impacts		
xx)	Social Impacts in the Locality	The proposal is not considered to result in adverse social impacts in the locality. The mitigation measures proposed will ensure impacts on the health and safety of the community are minimised.
xxi)	Economic Impact in the Locality	The proposal will create employment in the local area during the construction period and the depot/storage premises will generate additional income for the proponent.
Cumulative Impacts		
xxii)	Cumulative Impacts	The proposal is not considered to have any unacceptable negative cumulative impacts on the surrounding locality subject to adherence with conditions of consent.

4.15 (1) (c) – The suitability of the site for the development

	Comments
i) Does the proposal fit in the locality?	The proposal is considered to fit into the locality. The development of the site for the purposes of a depot/storage premises is consistent with the zoning of the land.
ii) Are the site attributes conducive to development?	The site attributes are considered to be conducive to development.

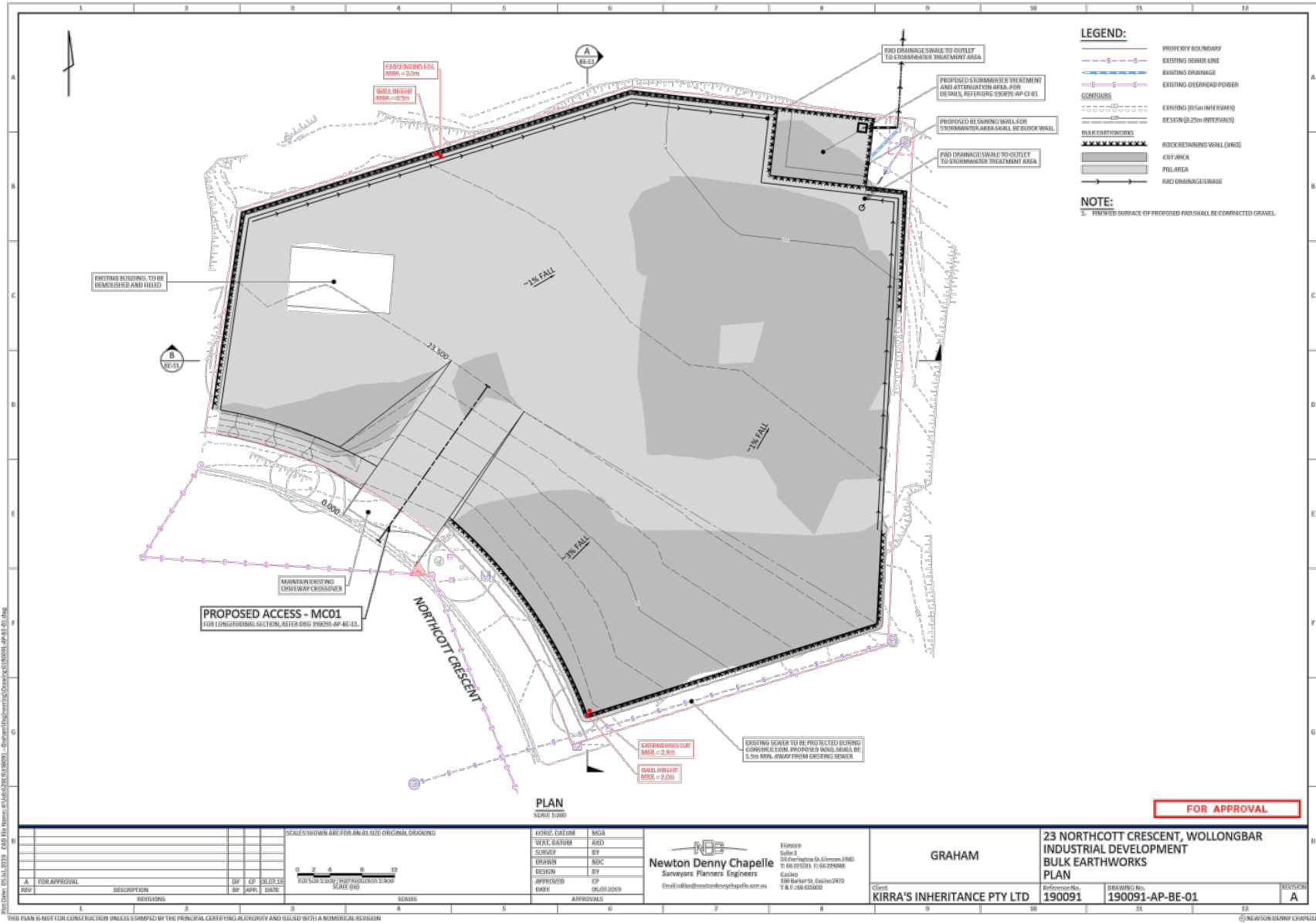
4.15 (1) (d) Any submission made in accordance with this Act or the Regulations?

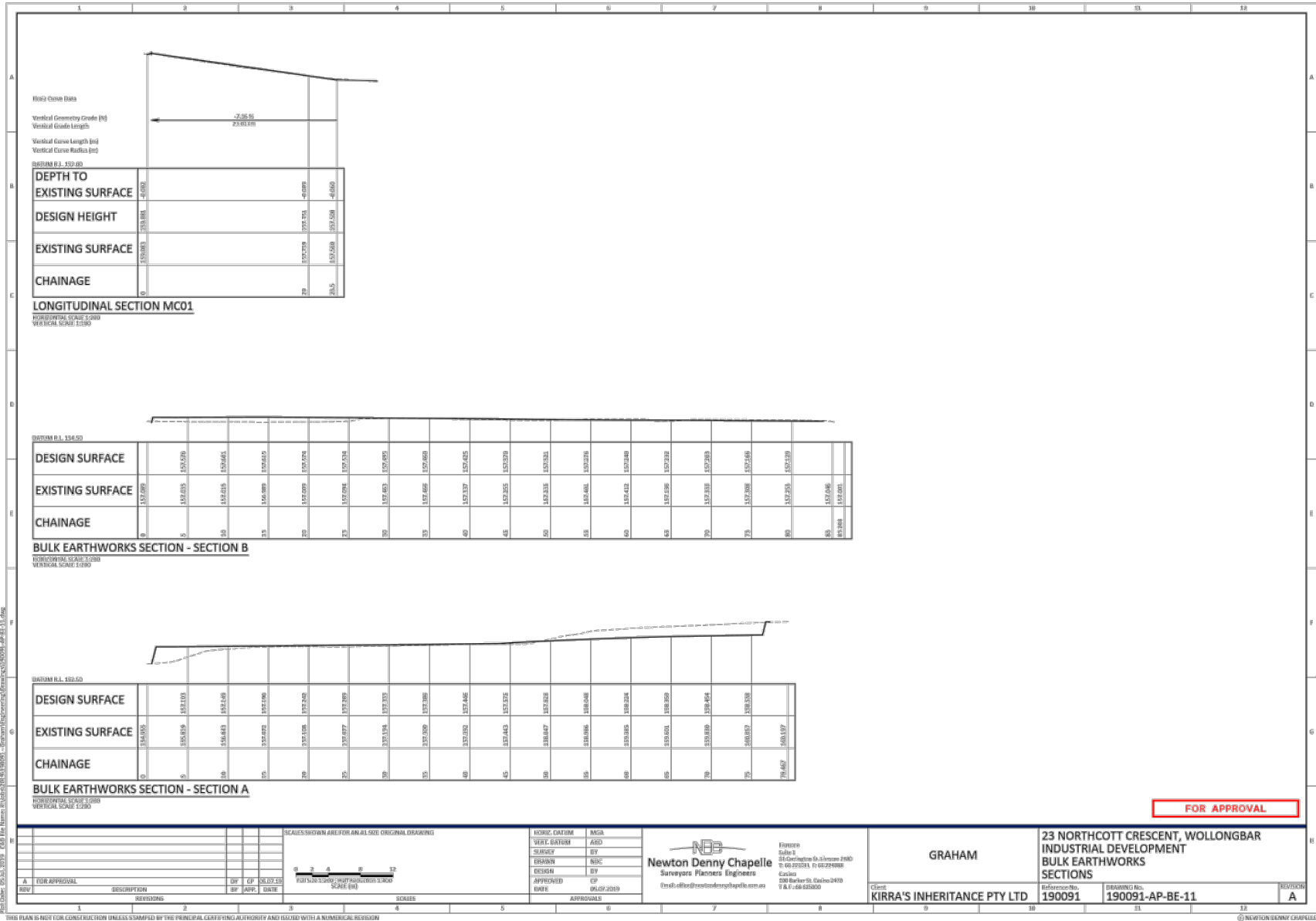
Is advertising required because the development is designated or “advertised” development?	No
If YES, how many submissions were received?	N/A
Is advertising required in accordance with established Council policy and practice?	No

If YES, how many submissions were received?	N/A
---	-----

4.15 (1) (e) The public interest

Federal, State & Local Government interests and Community interests	The proposed development is in the interests of the Federal, State and Local Governments, and also the community.
Section 64 Contributions and Section 7.4 Contributions	Not applicable.





FOR APPROVAL

SCALE SHOWN ABOVE OR AS LINED ORIGINAL DRAWING 0 2 4 8 12 1:50 HORIZONTAL SCALE 1:100 VERTICAL SCALE		WORK DATUM SURVEY DRAWN CHECKED APPROVED DATE	MEGA A.R.D. B.V. B.V. C.P. 04.07.2019	Newton Denny Chapelle Surveyors Planners Engineers 520 Barker St. Cuckoo 2419 N.S.W. 2450	GRAHAM 23 NORTHCOTT CRESCENT, WOLLONGBAR INDUSTRIAL DEVELOPMENT BULK EARTHWORKS SECTIONS	Client KIRRA'S INHERITANCE PTY LTD	Reference No. 190091	DRAWING No. 190091-AP-BE-11	REVISIONS NO. DESCRIPTION DATE
---	--	--	--	--	--	---------------------------------------	-------------------------	--------------------------------	-----------------------------------

