

Environmental Health Referral Response - industrial use

Application Number:	DA2023/0614
Proposed Development:	Demolition works and construction of a car showroom
Date:	14/06/2023
To:	Thomas Prosser
Land to be developed (Address):	Lot 4 DP 835792 , 61 Darley Street MONA VALE NSW 2103

Reasons for referral

This application seeks consent for large/and or industrial development.

And as such, Council's Environmental Investigations officers are required to consider the likely impacts.

Officer comments

General Comments

The applicant advises:

The proposed works include the demolition of the existing structures & pavements along with the construction of a new three level Toyota showroom including underground basement parking.

The lower basement level will consist of parking for 18 vehicles, 3 motor cycles & 4 bicycles along with a dedicated waste storage area, lift foyer & access to a vehicle / goods lift to service the upper floors.

At ground floor will be a vehicle showroom for no less than 8 vehicles with ancillary sales offices, Reception, café facilities for customer use, amenities & a dedicated new vehicle delivery bay for customers to receive new vehicles & leave the showroom environment.

The First will house vehicle showroom for 14 x vehicles, a boardroom, staff lunch room, storage area, 3 x sales offices & amenities. Vehicle access to the upper floor will be via a vehicle / goods lift.

The applicant is not proposing to service or repair vehicles.

Cars will require some form of cleaning; no washing area (with disposal to sewer) is shown. To enable progress of this application a condition will be added.

It is assumed that the customer cafe by its size does not include food and just coffee for waiting customers.

Environmental Health supports the proposal with conditions.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Café use

The Café shall only supply coffee and tea to customers and staff and not retail food to the public unless separate approval is requested from Council.

Reason: To comply with Food Standards

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Vehicle washing area to be provided.

Washing of vehicles is to be conducted in a dedicated car wash bay, which is roofed and bunded to exclude rainwater. All wastewater from car washing is to be discharged to the sewer under a Trade Waste Agreement from Sydney Water. Alternative water management and disposal options may be possible where water is recycled, minimised or re-used on the site. Any such alternative option is to comply with all relevant Standards.

The following Standards applied at the time of determination:

- Environment Protection Authority's Environment Protection Manual for Authorised Officers: Technical Section Small Business (Car Washing Waste)
- Environment Protection Authority's Environment Protection Manual for Authorised Officers - Technical Section Water (Bunding and Spill Management)

Reason: To ensure that a vehicle washing area is provided and is carried out in a manner that is not harmful to the environment.