

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number:	DA2025/0169
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Responsible Officer:	Nick England
Land to be developed (Address):	LOT 17 SP 79027, 12 / 6 Jubilee Avenue WARRIEWOOD NSW 2102
Proposed Development:	Use of Premises as a vehicle repair station and vehicle body repair workshop
Zoning:	E4 General Industrial
Development Permissible:	Yes - Zone E4 General Industrial - Zone SP4 Enterprise
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Applicant:	Turnbull Planning International Pty Ltd

Application Lodged:	14/03/2025
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Industrial
Notified:	26/03/2025 to 09/04/2025
Advertised:	Not Advertised
Submissions Received:	1
Clause 4.6 Variation:	Nil
Recommendation:	Approval

Estimated Cost of Works:	\$ 9,900.00
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PROPOSED DEVELOPMENT IN DETAIL

The application consists of the use of Unit 12 as a vehicle repair station and vehicle body repair workshop.

One (1) employee is proposed to on-site, the owner-operator of the proposed business.

No building works are proposed.

Operating hours are proposed to be between 7:00 AM to 6:00 PM, Monday through Friday.

ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon the subject site and adjoining, surrounding and nearby properties;
- Notification to adjoining and surrounding properties, advertisement (where required) and referral to relevant internal and external bodies in accordance with the Act, Regulations and relevant Development Control Plan;
- A review and consideration of all submissions made by the public and community interest groups in relation to the application;
- A review and consideration of all documentation provided with the application (up to the time of determination);
- A review and consideration of all referral comments provided by the relevant Council Officers, State Government Authorities/Agencies and Federal Government Authorities/Agencies on the proposal.

SUMMARY OF ASSESSMENT ISSUES

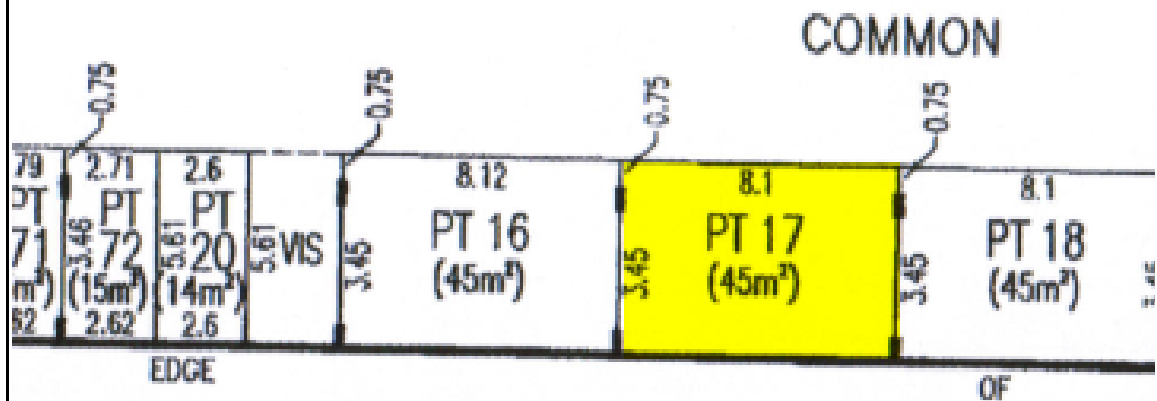
Pittwater 21 Development Control Plan - B6.3 Off-Street Vehicle Parking Requirements

SITE DESCRIPTION

Property Description:	LOT 17 SP 79027 , 12 / 6 Jubilee Avenue WARRIEWOOD NSW 2102
Detailed Site Description:	<p>The site is legally described as Part 17 in SP 79027 and known as 6 Jubilee Avenue, Warriewood. It is currently occupied by four level concrete industrial units with carparking.</p> <p>Vehicular and pedestrian access is provided via an existing driveway leading from Jubilee Avenue.</p> <p>The subject site is Unit 12, and is located on the ground level. The total floor area of unit approximately 186 square meters including parking.</p> <p>The unit comprises a ground level and a mezzanine level, along with three (3) parking spaces located opposite the building. An extract from the strata plan illustrates the unit and the parking, below:</p>



s 74 21m ²	PT 15 (67m ²) TOTAL 97m ²	PT 14 (67m ²) TOTAL 97m ²	PT 13 (67m ²) TOTAL 97m ²
s 75 21m ²			
s 76 21m ²			
s 77 21m ²	PT 16 (107m ²) TOTAL 186m ²	PT 17 (107m ²) TOTAL 186m ²	PT 18 (107m ²) TOTAL 186m ²
s 78 21m ²			
s 79 21m ²			
s 80 21m ²			
s 81 21m ²			



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Map:



SITE HISTORY

A search of Council's records has revealed that there are no recent or relevant applications for this site.

The land has been used for general industrial / warehouse / commercial purposes for an extended period of time.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:

Section 4.15 Matters for Consideration	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	There are no current draft environmental planning instruments.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Pittwater 21 Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iiia) – Provisions of any planning agreement	None applicable.
Section 4.15 (1) (a)(iv) – Provisions of the	<u>Part 4, Division 2</u> of the EP&A Regulation 2021 requires the consent authority to consider "Prescribed conditions" of development consent.

Section 4.15 Matters for Consideration	Comments
Environmental Planning and Assessment Regulation 2021 (EP&A Regulation 2021)	<p>These matters have been addressed via a condition of consent.</p> <p><u>Clause 29</u> of the EP&A Regulation 2021 requires the submission of a design verification certificate from the building designer at lodgement of the development application. This clause is not relevant to this application.</p> <p><u>Clauses 36 and 94</u> of the EP&A Regulation 2021 allow Council to request additional information. However, no additional information was requested in this case.</p> <p><u>Clause 61</u> of the EP&A Regulation 2021 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This clause is not relevant to this application.</p> <p><u>Clauses 62 and/or 64</u> of the EP&A Regulation 2021 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This matter has been addressed via a condition of consent.</p> <p><u>Clause 69</u> of the EP&A Regulation 2021 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This clause is not relevant to this application.</p> <p><u>Clause 69</u> of the EP&A Regulation 2021 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of consent.</p>
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>(i) Environmental Impact The environmental impacts of the proposed development on the natural and built environment are addressed under the Pittwater 21 Development Control Plan section in this report.</p> <p>(ii) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) Economic Impact The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>
Section 4.15 (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Notification & Submissions Received” in this report.
Section 4.15 (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

BUSHFIRE PRONE LAND

The site is classified as bush fire prone land. Section 4.14 of the Environmental Planning and Assessment Act 1979 requires Council to be satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled Planning for Bush Fire Protection 2019 (PBP 2019).

The proposed land use is a commercial / non-residential activity that has no specific requirements within PBP 2019. Nonetheless, upon consideration of the following sections of PBP 2019:

- 1.1 Aim and objectives; and
- 8.3.1 Buildings of Class 5 to 8 under the NCC;

the proposed land use vehicle repair station and vehicle body repair station is of a nature that will require no additional or special bush-fire planning measures to be employed, particularly as the application involves no building works nor involves any overly hazardous aspects within its operation.

As such, the application can demonstrate sufficient compliance with the requirements of Section 4.14 of the Environmental Planning and Assessment Act 1979.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject application has been publicly exhibited from 26/03/2025 to 09/04/2025 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021 and the Community Participation Plan.

As a result of the public exhibition process council is in receipt of 1 submission/s from:

Name:	Address:
Fordham Laboratories Pty Ltd	PO Box 255 NORTH SYDNEY NSW 2060

During the notification period, one (1) submission was received. The issues raised in this submission are discussed below:

- ***At the time of purchase of our units within the same complex, it was our understanding that they would only permit "clean industries" to operate, as distinct from the proposed vehicle repair station / vehicle body repair station.***

Comment: The site is located upon land which is zoned both E4 General Industrial and SP4 Enterprise zones of PLEP 2014. Unit 12 is located specifically within the E4 General Industrial zone, where vehicle repair station / vehicle body repair station are a land use that is permitted with consent. Similarly, these land uses are also permitted with consent in the SP4 Enterprise

zone. Hence, there is no prohibition on the proposed land uses and it is permitted to give consent.

- ***A recent application was refused based on the noise and dust generated and the potential fire risk that the use entailed.***

Comment: The development history of the site cannot be determinative, or prejudicial to the assessment of any new application. The subject application will be assessed in accordance with the relevant legislation and regulations that apply to the proposed use and past history cannot be, on its own, a relevant reason to refuse an application. It is worth noting that that application was referred to Council's Building Compliance team, who raised no objection to the proposal on the grounds of fire safety.

- ***The impacts of a vehicle body repair station would be adverse, in relation to air and noise pollution, and traffic and parking inefficiencies.***

Comment: In the course of the assessment, the application was referred to Council's Environmental Health team and no objection was raised to the development on the grounds and noise / air pollution, subject to recommended conditions of consent to ensure that any approved development does not generate adverse amenity impacts to the surrounding area.

- ***The application is incompatible for the surrounding area and should be refused.***

Comment: It is the opinion of this assessment that the proposal is consistent with the relevant legislation and regulations and will have no likely adverse impact on the amenity of the surrounding area. As such, it is the recommendation of this report that the application be approved, subject to conditions ensuring no unreasonable impacts occur.

- ***A more appropriate use would be the storage of private vehicles for hobby use.***

Comment: The applicant has not sought a type of use that is consistent with this recommendation, but rather a vehicle repair station / vehicle body repair station, which is permitted in the zone/s the site is subject to. The application makes reference to the proposed use being a "micro business" (ie. operated by only one person) and taking this in good faith, it is worth noting that the proposed use, if approved, is likely to have an intensity lower than other similar premises. However, the assessment has found that the proposed vehicle repair station / vehicle body repair station would be an appropriate land use and it is not considered reasonable to refuse the application, in favour of an alternative land use.

REFERRALS

Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	<p>The application has been investigated with respect to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development.</p> <p>Note: The proposed development may not comply with some requirements of the BCA. Issues such as these however may be</p>

Internal Referral Body	Comments
	determined at Construction Certificate stage.
Environmental Health (Industrial)	<p>General Comments</p> <p>Environmental Health has considered the proposal documentation for this change of use and supports the proposal with a recommendation of appropriate conditions of consent.</p> <p>Recommendation</p> <p>APPROVAL - subject to conditions</p>
NECC (Flooding)	<p>This proposal is for alterations to an existing property to convert it into a vehicle repair station and body repair workshop. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.</p> <p>The proposal is located outside the Flood Planning Precinct and is thus not subject to flood related development controls.</p> <p>The proposal generally complies with against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.</p>
NECC (Riparian Lands and Creeks)	<p>NECC Riparian has no objection to the proposed landuse change. Subject to conditions stated under the Environmental Health referral to meet water management and protection objectives.</p>

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)*

All, Environmental Planning Instruments (SEPPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans (SREPs)

SEPP (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

Sub-section 4.6 (1)(a) of Chapter 4 requires the Consent Authority to consider whether land is contaminated. Council records indicate that the subject site has been used for industrial purposes for a significant period of time with no prior land uses. In this regard it is considered that the site poses no

risk of contamination and therefore, no further consideration is required under sub-section 4.6 (1)(b) and (c) of this Chapter and the land is considered to be suitable for the proposed vehicle repair station / vehicle body repair station land use.

Pittwater Local Environmental Plan 2014

Is the development permissible?	Zone E4 : Yes Zone SP4:
After consideration of the merits of the proposal, is the development consistent with: aims of the LEP?	Yes
zone objectives of the LEP?	Zone E4 : Yes Zone SP4: Yes

Compliance Assessment

Clause	Compliance with Requirements
1.9A Suspension of covenants, agreements and instruments	Yes
5.21 Flood planning	Yes
6.1 Warriewood Valley Release Area	Yes
7.6 Biodiversity protection	Yes
7.10 Essential services	Yes

Pittwater 21 Development Control Plan

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A1.7 Considerations before consent is granted	Yes	Yes
A4.16 Warriewood Valley Locality	Yes	Yes
B1.4 Aboriginal Heritage Significance	Yes	Yes
B3.2 Bushfire Hazard	Yes	Yes
B3.11 Flood Prone Land	Yes	Yes
B4.18 Heathland/Woodland Vegetation	Yes	Yes
B6.3 Off-Street Vehicle Parking Requirements	No	Yes
C2.9 Waste and Recycling Facilities	Yes	Yes
C2.10 Pollution Control	Yes	Yes

Detailed Assessment

B6.3 Off-Street Vehicle Parking Requirements

B6.3 Off-Street Vehicle Parking Requirements states no specific provision for either "vehicle repair stations" or "vehicle body repair stations".

Similarly, the Transport for NSW "Guide to Transport Impact Assessment" provides no specific rate for these land uses, however by comparison the definition for "service stations" that include vehicle repair recommends six (6) vehicle spaces per work bay.

The proposed use will have no more than one (1) work bay and will be operated by only 1 employee. As such, if the TfNSW standard is adopted, the three (3) car spaces provided with Unit 12 will be deficient by a magnitude of 3 spaces. However, given the minor nature of the proposed activity in terms of both employees and floor space (100m², on the ground floor), the 3 spaces provided are considered to be sufficient to cater for the parking demand for both employees and customers.

Hence, the application is able to meet the objectives of the Part B6.3 of PDGP 2014.

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

The proposal will not significantly affect threatened species, populations or ecological communities, or their habitats.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is consistent with the principles of Crime Prevention Through Environmental Design.

CONCLUSION

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2021;
- All relevant and draft Environmental Planning Instruments;
- Pittwater Local Environment Plan;
- Pittwater Development Control Plan; and
- Codes and Policies of Council.

This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, all other documentation supporting the application and public submissions, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be:

- Consistent with the objectives of the DCP
- Consistent with the zone objectives of the LEP
- Consistent with the aims of the LEP
- Consistent with the objectives of the relevant EPs
- Consistent with the objects of the Environmental Planning and Assessment Act 1979

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

RECOMMENDATION

THAT Council as the consent authority grant Development Consent to DA2025/0169 for Use of Premises as a vehicle repair station and vehicle body repair workshop on land at LOT 17 SP 79027, 12 / 6 Jubilee Avenue, WARRIEWOOD, subject to the conditions printed below:

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

GENERAL CONDITIONS

1. Approved Plans and Supporting Documentation

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
DA-015	B	SITE PLAN	arcoholics	10 February 2025
DA-100	B	FLOOR PLAN	arcoholics	10 February 2025

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. Prescribed Conditions

- (a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- (b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);
- (c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (i) showing the name, address and telephone number of the Principal Certifier for the work, and

- (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative requirement.

3. General Requirements

- (a) Unless authorised by Council:
Building construction and delivery of material hours are restricted to:
 - 7.00 am to 5.00 pm inclusive Monday to Friday,
 - 8.00 am to 1.00 pm inclusive on Saturday,
 - No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

- (b) Should any asbestos be uncovered on site, its demolition and removal must be carried out in accordance with WorkCover requirements and the relevant Australian Standards.
- (c) No skip bins, building materials, demolition or excavation waste of any nature, and no hoist, plant or machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
- (d) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.
- (e) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.), on the land to be developed, or within adjoining properties, shall be removed or damaged during excavation or construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.
- (f) Prior to the commencement of any development onsite for:
 - i) Building/s that are to be erected
 - ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
 - iii) Building/s that are to be demolished
 - iv) For any work/s that is to be carried out
 - v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent

unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

- (g) The works must comply with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community.

BUILDING WORK – BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

4. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards.

BEFORE ISSUE OF THE OCCUPATION CERTIFICATE

5. Requirement for Trade Waste Agreement

A Trade Waste Agreement shall be obtained from Sydney Water prior to the discharge of trade wastewater to the sewer system.

Trade wastewater is defined as 'discharge water containing any substance produced through industrial or commercial activities or operation on the premises'.

Separator systems are to be bunded and where systems are placed outside, they are to be roofed to ensure that no rainwater can enter the bund.

Reason: To ensure proper disposal of wastewater.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

6. Washing of vehicles

Washing of vehicles/boats/trucks/buses etc is to be conducted in a 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 wastewater is disposed of in a manner that is not harmful to the

environment.

7. Allocation of Spaces

A minimum of three (3) car parking spaces provided shall be provided, made accessible and maintained at all times.

Reason: To ensure that adequate parking facilities to service the development are provided on site.

8. Hours of Operation

The hours of operation are to be restricted to:

- Monday to Friday – 7.00AM to 6.00PM

Upon expiration of the permitted hours, all service (and entertainment) shall immediately cease, no patrons shall be permitted entry and all customers on the premises shall be required to leave within the following 30 minutes.

Reason: Information to ensure that amenity of the surrounding locality is maintained.

9. Commercial Waste Collection

Waste and recyclable material, generated by this premises, must not be collected between the hours of 10pm and 6am on any day.

Reason: To protect the acoustic amenity of surrounding properties.

10. Number of employees

The premises is to have no more than one (1) employee / operator at any one time.

Reason: To minimise impacts on adjoining land uses.

11. Loading and Unloading of Goods

All unloading and unloading of goods shall take place within the site or from the adjoining service lane in a manner that does not interfere with parking areas, driveways or landscaping.

Reason: To minimise impacts on adjoining land uses.

12. Emissions

There shall be no emissions of noise, smoke, smell, vibration, gases, vapours, odours, dust, particulate matter, or other impurities which are injurious or dangerous to health, or the exposure to view of any unsightly matter or otherwise.

Reason: To minimise impacts on adjoining land uses.

13. Storage of Waste Materials

All waste materials associated with the use shall be stored in containers located either within the building or behind screen walls in accordance with the approved plans.

Reason: To minimise impacts on adjoining land uses.

14. Filtration Devices

All filtration devices for odour control shall be regularly maintained to prevent odour problems.

Reason: To minimise impacts on adjoining land uses.

15. Environmental Standards

The use of the premises shall not contravene the Protection of the Environment Operations Act 1997.

Reason: To minimise impacts on adjoining land uses.

16. Other Activities

No signs or goods are to be displayed or trading of any description is to be carried on the public road, public footway, utility service land, customer and/or employee parking area or the driveways or pedestrian walkways outside or in the immediate vicinity of the premises.

Reason: To minimise impacts on adjoining land uses.

17. Operational Requirements

The proposed use to comply with the following requirements:

a) All motor vehicle repairs are to be carried out wholly within the factory / unit building. Servicing, detailing and repairs of vehicles or the storage of vehicle parts are to be conducted in a bunded area. No repairs of any sort are to be carried out in the car park, common areas or on the public road.

b) Covered, bunded work areas including workshops and lube bays are to be graded into collection sumps and/or grated drains so that surface effluent generated within the workshop area is directed into a dedicated draingae system for treatment, storage and disposal and/or re-use. If liquid wastes are to be disposed of to the sewer, a trade Waste Agreement from Sydney Water is to be obtained.

c) Damaged or leaking vehicles are to be stored within the unit / building to ensure no contaminants are washed into stormwater drains.

d) All new and use oils / lubricants are to be stored in sealed containers under covers, in a designated, bunded area while awaiting removal from the premises.

e) The business is to be operated in a manner so that no contaminants from the workshop are permitted to enter the stormwater drainage system by the washing down of work areas or the disposal of waste and spills.

f) All painting and chemical treatment of vehicles is to be conducted wholly within an approved spray booth.

Reason: To minimise impacts on adjoining land uses.

18. No Spray Booths

No spray booths are to be installed /used on the premises.

Reason: To minimise impacts on adjoining land uses.

In signing this report, I declare that I do not have a Conflict of Interest.

Signed



Nick England, Planner

The application is determined on 10/04/2025, under the delegated authority of:



Adam Richardson, Manager Development Assessments