

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	DA2024/0394
<b>Proposed Development:</b>	Use of premises for a Vehicle Repair Station (Motorcycle mechanic)
<b>Date:</b>	01/05/2024
<b>To:</b>	Simon Ferguson Tuor
<b>Land to be developed (Address):</b>	Lot 24 DP 28882 , 63 Middleton Road CROMER NSW 2099

### 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

This applicant is seeking consent for the continued Use of a Vehicle Repair Station (Motorcycle Mechanic) and new signage. The proposed vehicle repair station will operate wholly within the existing building. Internal changes are limited to fittings and furnishings such as work benches, motorbike hoists, storage shelves and equipment, There are no internal building works proposed. External modifications are limited to the installation of business identification signage on the front façade of the building. Consent is sought for the continued use of the site and new signage.

This business is operating within an industrial zone and its operations would be consistent with industrial zone businesses. Council is not aware of any noise complaints or concerning matters relating to its current operation that would warrant further consideration in relation to noise.

The Statement of Environmental Effects states:

There is no cleaning of vehicles undertaken on the premises. The chemical parts washer is used for any required cleaning during servicing. All oil and chemicals are captured and stored for collection by GreaseEaters.

Environmental Health recommends approval without 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:

Nil.