



## Contents

<b>7S.1 Introduction .....</b>	<b>2</b>
7S.1.1 Land to which this Part Applies.....	2
7S.1.2 General Objectives.....	2
<b>7S.2 General Requirements.....</b>	<b>3</b>



## 7S.1 Introduction

### 7S.1.1 Land to which this Part Applies

The controls in this Part of the DCP apply to land in the City of Botany Bay where vehicle sale and hire premises are permissible. Vehicle sale and hire premises are permitted with the consent of Council in the Business Zones (B2 - Local Centre, B3 - Commercial Core, B4 - Mixed Use, B5 — Business Development) and an Industrial zone (IN1 - General Industrial).

This Part needs to be read in conjunction with:

- Part 1 - Introduction
- Part 2 - Notification and Advertising
- Part 3 - General Provisions
- Part 5 - Business Centres
- Part 6 - Employment Zones
- Part 8 - Character Precincts
- Part 9 - Key Sites
- Part 10 – Technical Guidelines*

**Note:** Vehicle sales and hire premises must comply with the all other applicable Parts of the DCP. If there is a discrepancy between **Part 7S - Vehicle Sales and Hire Premises** and other Parts, the Objectives and Controls of **Part 7S** will always prevail.

### 7S.1.2 General Objectives

- O1** To promote high quality design, appearance and function of vehicle sales and hire premises in the City of Botany Bay; and
- O2** To ensure the design of vehicle sales and hire premises is compatible with the desired built form and environment in the City of Botany Bay.



## 7S.2 General Requirements

### Objectives

- O1** To ensure that amenity, site layout and design are considered especially if the site adjoins a residential zone or use; and
- O2** To ensure that use of land for a vehicle sales or hire premises does not impair traffic flow or road safety.

### Controls

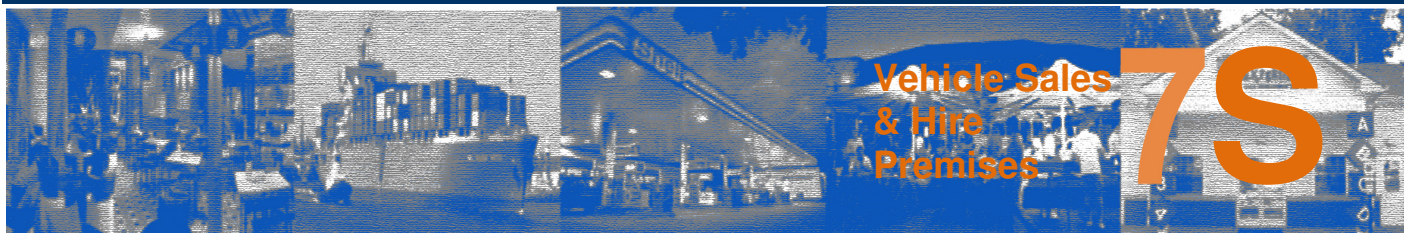
#### General

- C1** An acoustical assessment is required to accompany all applications.
- C2** All parking and storing of vehicles (both for customer and rental vehicles) is to be provided on site wholly on site and the design of the vehicle parking and storing area must comply with AS2890.1 and/or AS2890.2.
- C3** A Plan of Management (POM) is required to be submitted. The Plan of Management (POM) is a written report which describes how the ongoing operation of vehicle sales and hire premises will be managed to reduce its impact upon the amenity of surrounding properties.

The POM allows Council to exercise control over the ongoing operation of a premises by requiring, as a condition of consent, that the premises operate in accordance with the POM. A condition of consent may require that a POM be regularly revised and submitted to Council.

The POM must provide all details relevant to the operation of the premises. As a minimum the following must be included:

- (i) Title;
- (ii) Objectives;
- (iii) Operational details;
- (iv) Hours of operation;
- (v) Staffing details;
- (vi) Guidelines for staff for using the site facilities and equipments;
- (vii) Deliveries and loading/unloading of vehicles;
- (viii) Managing customers;
- (ix) Security details;
- (x) Trade Waste discharge;



- (xi) Complaint recording and handling process; and
- (xii) The review process to continuously improve the POM.

**C4** A Traffic and Parking Impact Assessment Report is required for vehicle sales and rental premises applications and must include the following:

- (i) Full details of the proposed operation (including maximum number of vehicles to be stored on-site and frequency of movements);
- (ii) Proposed vehicular access, off-street parking/vehicle storing area, pick up/drop off zone, movements and manoeuvrability of all vehicles;
- (iii) Truck routes to and from the site (for the transport of vehicles); and
- (iv) Details of any potential impacts on traffic and the road network system (including intersection performance analysis).

**C5** All driveways, circulation roadways, parking and vehicle storage areas are to be sealed.

**C6** If mechanical servicing is to be carried out on site, the servicing is to be carried out within workbays that are bunded and graded and drained in accordance with Sydney Water Requirements.

**C7** No spray painting or panel beating is to be carried out on site.

**C8** Any refuelling on site is to comply with WorkCover requirements and the Australian Institute of Petroleum Codes.

**C9** Full compliance with AS1940 - Storage and Handling of Flammable and Combustible Liquids.

**C10** A Trade Waste Agreement shall be obtained from Sydney Water prior to commencement of works in the event wastewater (in addition to toilet facilities) is likely to be generated and discharged to the Sydney Water wastewater system.

**C11** The number of cars for sale or hire must not exceed 1 for each 30m<sup>2</sup> of the site area.

**C12** *The storage of tyres within the premises shall be in accordance with the NSW Fire Brigades Guidelines for the Bulk Storage of Rubber Tyres (April 2009).*

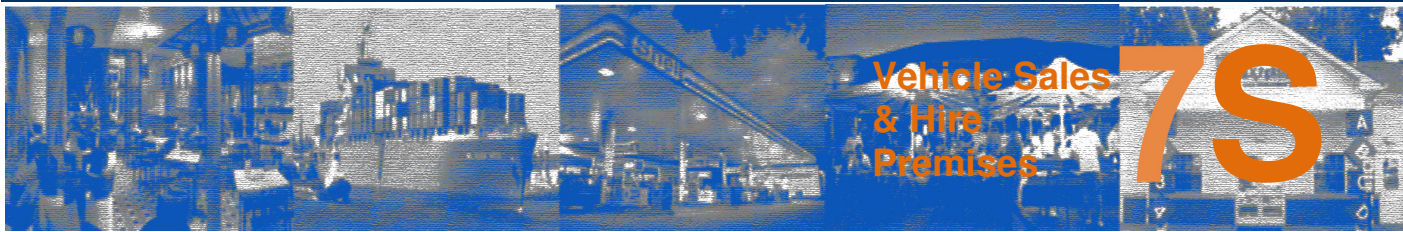
## Design and Setbacks

**C13** High ceilings and adaptable open plan design for the first two levels in new development is required in the design of new vehicle sales & hire premises.

**C14** New buildings are to be sited close to the street alignment, designated to reinforce key modal spaces and the street pattern.

**C15** Built form is to be scaled in relation to the width of the street and surrounding buildings.





- C16** Where existing built form is significant it is to be retained and adapted appropriately.
- C17** Developments are to build upon and enhance both public open spaces and public streets.
- C18** A visually interesting space for pedestrians is to be created, and where possible pedestrian networks/ linkages are to be enhanced.
- C19** Landscape is to be designed so that it still allows for safe and casual surveillance.
- C20** Where possible cars are to be displayed internally, allowing for built form to be developed along the perimeter building line.

### **Residential Amenity**

- C21** If the site adjoins a residential zone or use:
- (i) A landscape buffer at least 3 metres wide must be provided on the site along the common boundary;
  - (ii) Except for the landscape buffer strip, all of the site not occupied by buildings must be sealed to prevent dust; and
  - (iii) External lights must be directed away from the residential zone or use to prevent light spill or glare.