



Bayside Council

Serving Our Community

Part 7Q

**Vehicle Body Repair Workshops and Vehicle
Repair Stations**

Botany Bay Development Control Plan 2013





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7Q.1 Introduction

7Q.1.1 Land to which this Part Applies

The controls in this Part apply to land to which this DCP applies where vehicle body repair workshops and vehicle repair stations are permissible. Vehicle body repair workshops and vehicle repair stations are permitted with the consent of Council in the IN1 - General Industrial and IN2 - Light Industrial zones.

This Part needs to be read in conjunction with:

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

Note: Vehicle body repair workshops and vehicle repair stations must comply with the all other applicable Parts of the DCP. If there is a discrepancy between **Part 7Q - Vehicle Body Repair Workshops and Vehicle Repair Stations** and other Parts, the Objectives and Controls of **Part 7Q** will always prevail.

7Q.1.2 General Objectives

- O1** To minimise any environmental issues from the emission of odours, noise, material storage, overspray and liquid spillage;
- O2** To ensure adequate provision for employee or customer car parking and vehicle storage requirements; and
- O3** To adopt best environmental practices.



7Q.2 General Requirements

Objectives

- O1 To ensure environmental hazards are identified, controlled and minimised;
- O2 To ensure that sufficient car parking for both employees and customers is provided onsite; and
- O3 To ensure that there is sufficient storage for customer's vehicles.

Controls

General

- C1 No vehicles waiting to be serviced, repaired or collected can stand, or otherwise be stored, on any adjoining road.
- C2 Details demonstrating the proposed vehicle body repair workshop or vehicle repair station has been designed to accommodate the relevant environmental management controls are required as part of the development application. The design details should reference the current Office of Environment and Heritage requirements and/or guidelines.

Note: The Department of Environment and Climate Change (2008) Environmental Action for Automotive Servicing and Repairs and Department of Environment and Climate Change (2008) Environmental Action for Smash Repairers provide an overview of relevant design requirements.
- C3 All work must be confined to within the building. No work is to be carried out on cars in the car parking spaces or in the street.
- C4 When tow vehicles operate outside normal business hours, adequate on-site facilities must be provided for the storage of any damaged vehicles. Details are to be provided with the development application.
- C5 Vehicles, including tow trucks, must enter and leave the site in a forward direction so as not to disrupt the flow of on-street traffic.
- C6 Appropriate oil spill equipment must be kept on the premises and maintained at all times.

Gross Leasable Area

- C7 Single worker vehicle repair station must have a minimum gross leasable area of 100m² and a minimum gross leasable area of 50m² is required per additional tradesman employee.



- C8** Single worker vehicle body repair workshops must have a minimum gross leasable area of 200m² and a minimum gross leasable area of 100m² is required per additional tradesman employee.

Storage

- C9** Storage bins for scrap body panels and motor parts must be provided and must be fully screened from public view. Documentation must demonstrate that the bins will be regularly emptied.
- C10** Dangerous goods storage for paints and other items must be provided on site in accordance with the relevant Australian Standards.
- C11** *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).*

Spray Painting

- C12** Where spray painting is proposed, spray painting booths must be provided in accordance with the relevant Australian Standards.
- C13** Spray painting must be exhaust-ventilated with a filter system to avoid odour in any adjoining residential area.

Note: A development application is required for any spray booth. Australian Standards AS 4114 Spray painting booths, designated spray painting areas and paint mixing rooms provides relevant standards and controls for spray painting. Prior to the construction and installation of a spray booth, the approval of the WorkCover Authority must be obtained.

- C14** All spray painting booths must be designed with appropriate exhaust fan and filtration system

Plan of Management & Traffic Report

- C15** *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 body repair workshop and/or vehicle repair station 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) Parking
- (ix) Managing customers;
- (x) Security details;
- (xi) Trade Waste discharge;
- (xii) Complaint recording and handling process; and
- (xiii) The review process to continuously improve the POM.

C16 A Traffic and Parking Impact Assessment Report is required for the use 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).

C17 All driveways, circulation roadways, parking and vehicle storage areas are to be sealed.

C18 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.

C19 Any refuelling on site is to comply with WorkCover requirements and the Australian Institute of Petroleum Codes.

C20 Full compliance with AS1940 - Storage and Handling of Flammable and Combustible Liquids.

C21 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.