

29 September, 2020

Att.: DA assessment officer
Northern Beaches Council
725 Pittwater Rd,
Dee Why NSW 2099

LIGHTHOUSE, DEE WHY
888 Pittwater Rd, Dee Why NSW 2099

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED SELF CONTAINED CAR WASH BAY
ON EXISTING BASEMENT CAR PARK – P2 – RETAIL LEVEL

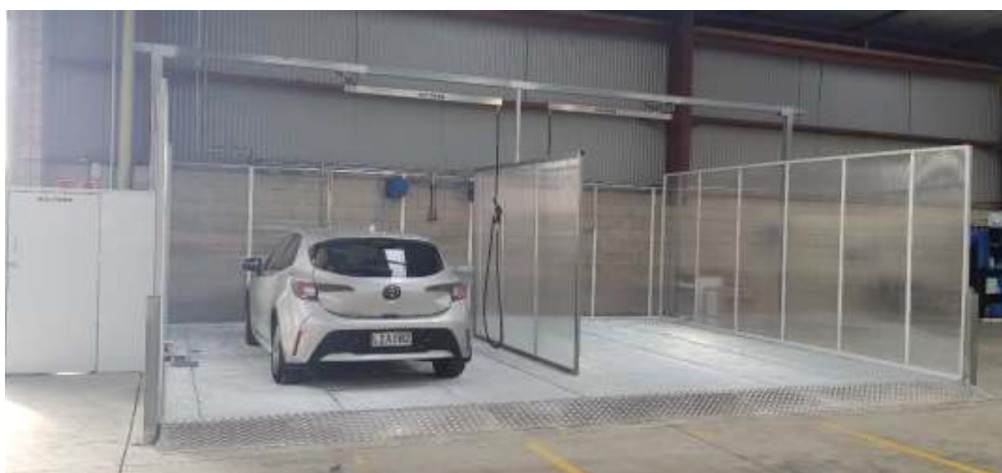


Image 1: Example of a fully self-contained car wash bay installed on top of existing concrete slab.

ISSUE	ISSUE NUMBER	ISSUE DATE
DEVELOPMENT APPLICATION APPROVAL	1	15.06.2020
DEVELOPMENT APPLICATION APPROVAL	2	29.09.2020

SITE DESCRIPTION

Commercial development will be located within the "Lighthouse" mixed-use development site, in the basement car park level P-2.

Lot 2 DP 1241568 / Land zoned B4 Mixed Use

DESCRIPTION OF PROPOSED DEVELOPMENT

The commercial development will occupy during the commercial lease agreement 10 retail designated car parking spaces.

The carwash proposed will include 2x car drop off areas, 2x Fully self-contained wash bays will be installed on top of the existing concrete slab and 2x vacuum/detailing areas.

All waste water will be collected and diverted to an adjacent water treatment system and treated and recycled in accordance with all relevant Australian Standards, Sydney Water requirements and local regulations.

Some of the benefits for the residents and public in general are; No excavation or civil works required. Car sits on an elevated grated platform, staff aren't ankle deep in water all day. Grates are less slippery and safer compared to wet concrete covered in detergent foam. Cars will be almost dry when they drive off. At the end of the commercial lease, all retail car parking spaces can be reinstated to original condition.

Proposed hours of operation (tbc by owner & operator manager):

Monday to Friday:

7:00am to 18:00pm

Saturday & Sunday:

8:00am to 17:00pm

RELEVANT DCP CONTROLS

C2 Traffic, Access and Safety

Traffic Report prepared by Ross Nettle – TTPA addressing traffic, access and safety is included in our application. We would like to highlight also that the B2 basement car park is already shared with residents, visitors, retail, commercial and child care customers. Regarding security; the mixed-use complex already has a CCTV security system in place.

C3 Parking Facilities

Traffic Report prepared by Ross Nettle – TTPA addressing traffic, access and safety is included in our application.

Current retail carpark is underutilised, all car parking spaces can be reinstated at the end of the commercial lease.

C9 Waste Management

Proposal will comply with all Council requirements & controls during construction and ongoing commercial operation.

D3 Noise

Plant room & water pump will be acoustically treated to comply with Council requirements. Commercial development is located in the basement car park so minimal disturbance will be created to the public in general.

Vibration noises to the structure are being dampened, and transmission is intended to comply and fall within permissible Rw and Ctr values prescribed by applicable Deemed-to-Satisfy provisions of the BCA.

D22 Conservation of Energy and Water

Proposal will install a water treatment system (oil water separator) and comply with all Council requirements and Sydney Water requirements.

REFERENCE DRAWINGS:

Please refer to the following reference drawings:

CMA-AR-050 – Existing Plan..... by Collard Maxwell

CMA-AR-100 – Proposed Plan..... by Collard Maxwell

CMA-AR-200 – Proposed Elevations by Collard Maxwell

REFERENCE IMAGES & PROPOSED EQUIPMENT INFO:

Please refer to attached images at the end of this SEE.

CONCLUSION

The proposed commercial development is minor in scale and will mitigate all environmental impacts during its construction and ongoing operation. The development is sympathetic with planning objectives for the Northern Beaches Council. The development considers the guidelines provided by the Northern Beaches Council DCP and is recommended for approval.

Sincerely,

Charles Fortin

Managing Director, Nominated Architect

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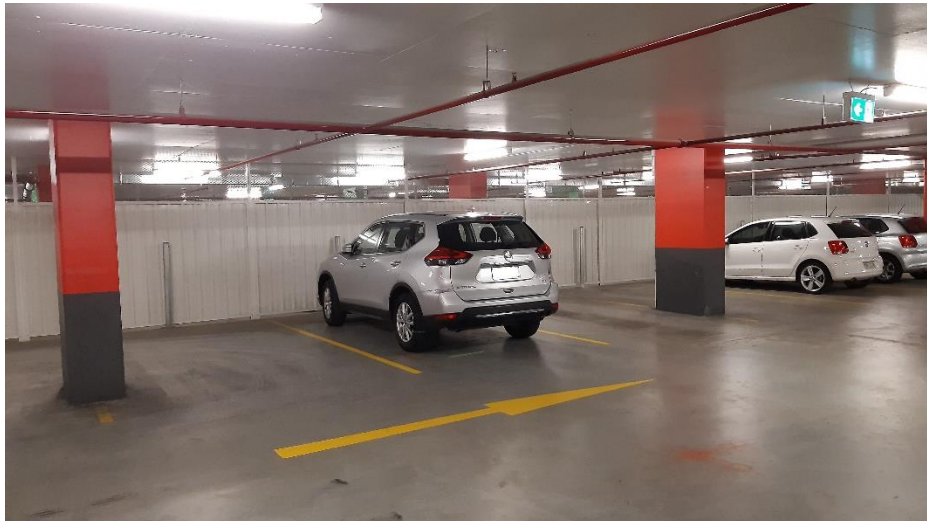
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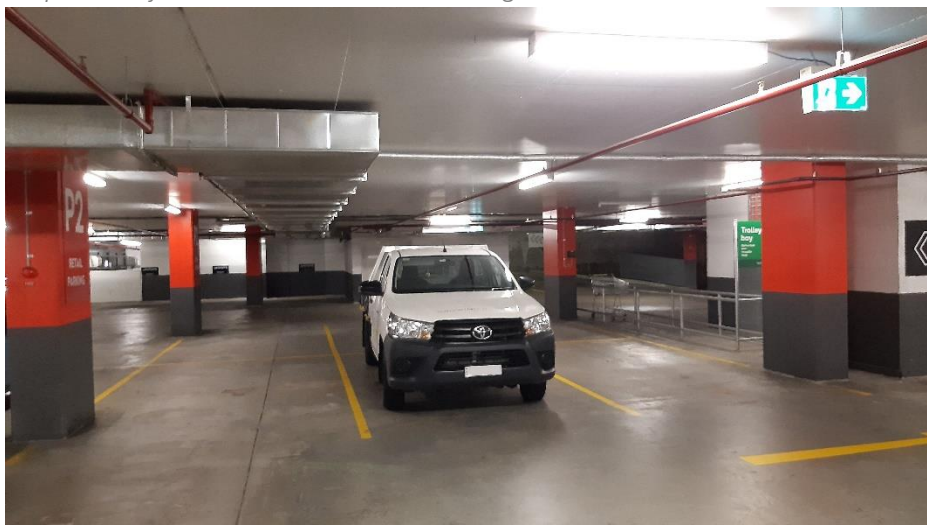
REFERENCE IMAGES & PROPOSED EQUIPMENT INFO:



View of the existing trolley bay to be relocated



Propose bays to be used for car detailing



Proposed bays to be used for vacuum cleaning and self contained bay wash.



Example of an Oil Separator with pressure washer and pump box



Example of Water Reel and pressure washers



Example of air reel and wet/dry vacuum



Example of bunded chemical tray and wash tub