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04/03/2025

MR Rod Inkster
173 Pacific PDE
Dee Why NSW 2099
[REDACTED]

RE: DA2025/0024 - 158 Pacific Parade DEE WHY NSW 2099

Mr Rod Inkster
173 Pacific Pde
Dee Why 2099
[REDACTED]

RE: DA2025/0024 - 158 PACIFIC PARADE, DEE WHY DEVELOPMENT APPLICATION FOR A PROPOSED MIXED-USE DEVELOPMENT

Within the STAGE 2 DETAILED (ENVIRONMENTAL) SITE INVESTIGATION (PSI) report there is a glaring error with regards to the Figure 1 Site layout plan on page 174 of 182 of the United Service Station at 1 The Strand, Dee Why.

This plan shows 3 pump dispensers and there are only 2 dual sided dispensers with 5 hoses on each side.

The Pump Schedule shown as:

1. Diesel/E10/ULP
2. E10/P98
3. P95/ULP/E10

Should read

- 1 & 2 Diesel/Premium Diesel/P98/E10/ULP91
- 3 & 4 Diesel/Premium Diesel/P95/E10/ULP91

The tanks shown therefore have omitted to show where the Premium Diesel is located.

The document is entitled UPSS Program Q1 2018 and I suspect that this site has been upgraded since this document was produced. A visual inspection would have verified the inaccuracy of this document. This may not have an impact on the results of the soil testing however it remains as an incorrect record of the current site.

Further on Documents from EBG Environmental Science

From: the STAGE 1 PRELIMINARY (ENVIRONMENTAL) SITE INVESTIGATION (PSI) report previous uses were stated as:

2.6 SafeWork NSW Site Search (Dangerous Goods on Premises)

The site prior to the current uses as cafes / restaurant was initially residential then a butcher, chemist and laundry (coin operated - not a dry cleaner). Registration for hazardous / dangerous goods not suspected.

In the STAGE 2 DETAILED (ENVIRONMENTAL) SITE INVESTIGATION (PSI) report previous uses were stated as:

ES-2.0 Database Information (Stage 1 PSI)

The site has been used for residential and commercial purposes since at least 1943. In the past, as a real estate agent, coin operated laundry and chemist. Two cafés / restaurants are presently located on site. The larger one facing Pacific Parade is suspected to have been the chemist then laundry. Described as 'Dee Why Coin Laundry' in a web search. Dry cleaning facilities not suspected on site in the past.

2.6 SafeWork NSW Site Search (Dangerous Goods on Premises) The site prior to the current uses as cafes / restaurant was initially residential then a butcher, chemist and laundry (coin operated - not a dry cleaner). Registration for hazardous / dangerous goods not suspected. Stage 1 identified use as a butcher and Stage 2 omitted the 'butcher' in ES-2.0 but within the same document includes the butcher in 2.6.

The reality is that the site from 1970 onwards was owned by the Noble family with Jim and Ray operating a butcher shop, next to a general grocery store beside the chemist with a residential premise at the rear (north side) of the shops leased to a tow truck driver.

Subsequently the chemist was turned into a real estate office before becoming the coin operated laundry and then on 19 Feb 2014 the site was sold to the current owners and redeveloped into the current licensed restaurants.

The errors within the documents may have no bearing on the outcome of the DA however I feel that the significant effort (and costs) put into these documents should reflect the correct information.

My credentials for this submission is that I have lived at the same address for the last 62 years and have seen the development or destruction of the Dee Why Beach area first hand.