

10 August 2021

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

PLAN OF MANAGEMENT (POM)

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



Site Description

This small business proposal consists of a self-contained carwash bay 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. The business occupies 11 retail carparking spaces, under a standard commercial lease, which includes make-good clauses.

The proposal includes 2 car drop off areas, and 2 fully self-contained wash bays installed a top the existing concrete slab, and 2 vacuum/detailing areas. At the end of the commercial lease, all retail car parking spaces will be reinstated to their original condition.

Our Process

Our proposal is consistent with four other successful installations by *Snap Carwash*, located at: *Erina Fair, Wollongong, Charlestown, Macarthur Square*. Practically, customers will drop off their car, if a spot is available, or otherwise make a booking ahead of time.

Once a carwash bay becomes available, our customers will drop off their car within an allocated temporary changeover area (a 4m wide area aside from the trafficable aisle), and one of our staff will take control and navigate the car onto the carwash bay. From this moment onward, our customers will typically take the opportunity to make small errances at local shops, or to have coffee nearby while their car is being detailed.

Once the car is nearly ready, the customer is called and expected to pick up their car within 5-10 minutes. In most cases the customer will drive off afterwards, but in some instances may take possession of their car and decide to extend their stay at the Meriton Retail Precinct, for further shopping: <https://www.meriton.com.au/apartments/dee-why-retail/>



Our Equipment

All equipment is supplied by *Eclipse Environmental Australia*, and consists of the following:

- | | |
|--|-------------|
| 1. Silenced 3 HP air compressor Model EC 2.5 | 65 dBA @ 1m |
| 2. 415 v pressure washer Model E100 | 65 dBA @ 1m |
| 3. 240 vacuum Model ESSA 2 motor | 62 dBA @ 1m |

Equipment is located in a sealed room for further noise reduction, to be in compliance with the EPA, and our acoustic engineer's recommendations.

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.

Our People

Our customers are generally made up of local residents, and member of the community wishing to spend time at the *Meriton Retail Precinct* while their car is being washed.

The number of employees at any one time is expected to match demand as to avoid any queuing issues. Based on other similar sites, this number of employees will fluctuate from: 2 - 6 as required.

Our Management

Management will ensure that all applicable regulations and bi-laws are followed. Management is aware of the environmental impact of their operation and will continuously monitor: *Traffic, Access and Safety, Parking Facilities, Waste Management, Noise, Potential Contamination, Conservation of Energy and Water Usage.*

Proposed hours of operation will match the Meriton Retail Precinct, and are expected to be as follow:

Monday:	7:00am	to	18:00pm
Tuesday:	7:00am	to	18:00pm
Wednesday:	7:00am	to	18:00pm
Thursday:	7:00am	to	18:00pm
Friday:	7:00am	to	18:00pm
Saturday:	7:00am	to	18:00pm
Sunday:	7:00am	to	18:00pm



Contact Us

Management contact details will be displayed on site, meanwhile, any technical or compliance queries may be directed to:

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