

Environmental Health Referral Response - industrial use

Application Number:	DA2020/0011
To:	Georgia Quinn
Land to be developed (Address):	Lot 1 DP 588603 , 33 Oaks Avenue DEE WHY NSW 2099 Lot A DP 326907 , 33 Oaks Avenue DEE WHY NSW 2099 Lot B DP 326907 , 33 Oaks Avenue DEE WHY NSW 2099

Reasons for referral

This application seeks consent for large/and or industrial development.

And as such, Council's Environmental Investigations officers are required to consider the likely impacts.

Officer comments General Comments

Proposal to have a car wash in the first level carpark of Dee Why Market. Environmental Health are concerned with a number of aspects in this proposal, those are: noise created by the operation, over-spray from any high pressure cleaning, and bunding required for carwash and externally-located oil/water separator.

Noise

In the Statement of Environmental Effects it is stated that "the noise level produced by the car wash equipment will be minimised through the application of appropriate measures", but no such measures are discussed, nor is there any information about pressure cleaning.

We expect that vacuuming and other mechanical operations will result in noise issues for the adjacent residences (to the East especially) due to the ventilation grill.

An acoustic assessment is required, and likely acoustic treatments will need to be installed.

Pressure cleaning

We require information regarding pressure cleaning. If high pressure water hoses are to be used as part of operations, the ventilation along the Eastern side of the car park may cause issues to the adjacent residences. Over-spray onto their balconies is the concern. We require more detailed information about the washing processes in this regard.

Bunding

Bunding is required for the car wash and the oil/water separator (located externally) to prevent contaminated water leaving the site.

Environmental Health recommend refusal until the appropriate information is provided.

Recommendation**REFUSAL**

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.