

Environmental Health Referral Response - industrial use

Application Number:	DA2023/0386
Proposed Development:	Alterations and additions to the service station including an automatic car wash facility and a laundromat
Date:	01/11/2023
To:	Phil Lane
Land to be developed (Address):	Lot 1 DP 829523 , 207 - 217 Pittwater Road MANLY NSW 2095

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

The applicant advises:

1. EXISTING FACILITY.

ULTRA Petroleum Group Pty Ltd (UPG hereafter in this report), currently operates a combined retail service station and car wash facility at the subject site.

The service station incorporates a two bay workshop which is leased out.

The UPG Manly site has a very strong local customer base built on many years of service to the local community and UPG believes it is imperative to update the site facilities to ensure the independence and security of the business, and continue providing high quality services for the local community.

The proposed upgrade to the facility will ensure this continuity.

2. UPGRADED FACILITY

The primary upgrade is to expand the very small sales area into the workshop bay adjacent the existing sales area, and to convert the other workshop bay into an automatic car wash facility to supplement the existing manual wash facility.

A small self-contained laundromat unit is to be installed on the south-eastern corner of the site to provide an additional service for local customers.

Food will not be prepared on the site and there will be no cooking within the service station facility.

Car Wash

- 07.00 to 20.00 Monday to Friday.

- 08.00 to 20.00 Saturday.

- 08.30 to 20.00 Sunday and public holidays.

No Change to Existing

There is no change to the approved operating hours for the service station or car wash facilities.

New Automatic Car Wash Facility

The southern workshop bay will be decommissioned and converted into a new automatic car wash facility, with the addition of a new masonry wall between the wash bay and the newly extended sales area.

Wash equipment will be located in new dedicated equipment rooms located within the exit from the car wash bay.

Vehicles will enter the new wash bay from the front of the building in the same manner as previous users of the existing workshop.

On completion of the wash process vehicles proceed through the rear of the building into a dedicated driveway and thence into the main car wash exit onto Pittwater Road.

A new masonry boundary fence will be constructed on the western side of the car wash exit driveway, extending from the southern boundary to the northern boundary.

The car wash exit driveway will be roofed between the main service station building and the new wall.

Car vacuuming and detailing remains under cover in a bunded area.

Comment:

Additional Information 1/11/2023 Review

An acoustic assessment has been undertaken and subject to some 17 recommendations it is anticipated that acoustic compliance can be achieved.

On this basis Environmental Health supports the proposal with conditions.

The proposal is therefore supported.

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

Recommended Environmental Investigations Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Reuse of recycled water

Reuse of any recycled water is to be managed by a NSW Health compliant water treatment plan to prevent adverse health impacts on staff and the community.

Reason: To protect Public Health

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Acoustic review prior to operations commencing

An Acoustic reassessment shall be carried out to ensure that the recommendations of Acoustic Assessment by Atkins Acoustics ref:53.7296.R1:GA/DT/2023 have been complied with.

Any changes or works to be carried out as a result of the acoustic review shall be completed within 30 days of the review.

Reason: To ensure acoustic compliance before operations formally commence.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Acoustic Requirements - On-going

Compliance with the recommendations within the Acoustic Assessment by Atkins

Acoustics ref:53.7296.R1:GA/DT/2023 and any additional requirements at OC review stage being met on-going.

Reason: To prevent a noise nuisance to any neighbouring residential receiver.