

11<sup>th</sup> September 2024



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Town Planning Department

City of Monash

P.O. Box 1,

Glen Waverley, VIC, 3150

Via online submission through Council Portal

Cc: Jet Clean Car Wash – Carl Dullard

Via Email: [carl@parkingchoice.com.au](mailto:carl@parkingchoice.com.au)

**RE: Planning Permit Amendment- Section 72 of the Planning and Environment Act 1987**

**Planning Permit Application No: 22082 – P141/95 Amended**

**43 STAMFORD ROAD, OAKLEIGH, VIC, 3166**

**Land Title: LOT 1 on LP143434, Parish of Mulgrave, Vol 08850, Fol 836**

**TMC Job No: 24-018 TP, Rev A**

**This Permit Allows:**

***A 24-hour self service manual car wash and internally illuminated pole sign, together with associated landscaping generally in accordance with the plans submitted with the application dated 9 June 1995.***

Dear Planning Department,

Please find our attached application for the minor extension to the existing Car Wash building, new Store Room, new Dog Wash roof canopy, new Colorbond fencing and updated on building signage. All other areas of the overall site will remain un-altered and will not be further addressed in this application. Note that all existing external site driveways and landscaping areas will remain untouched.

Currently, the existing Car Wash area consists of:

- Six (6) Self-Serve Wash Bays,
- Six (6) Vacuum Bays,
- One (1) Dog Wash,
- Plant Room with Staff Amenity facilities,
- Vending/Change Area,
- Existing on-building signage,
- Existing stand-alone internally illuminated Pole sign (Business Identification),
- Existing 1.5M high brick fence along part eastern boundary,
- One (1) on-site Staff car parking space,

The predominate reasoning for the proposed site enhancements include;

1. To perform an overall site/equipment upgrade in order to remain competitive with other newer Car Wash sites that are to be/have been recently constructed or renovated within the general car wash catchment area of this site,
2. To upgrade the technical aspect of the site with newer, quieter, more efficient and environmentally friendly car washing equipment and technology,
3. To provide a more extensive car washing offer (via new touch free automatic wash bays and to upgrade the existing dog wash area) to the local community and current patrons which is in great demand, and
4. To reduce/improve the overall sites acoustic performance from the current operations.



The proposed demolition works include, (refer to Sh: 2 of the Application Drawings for the Demolition Plan):

- To remove the existing Dog Wash unit and minor roof canopy overhead,
- To remove the existing internally illuminated Pole Sign which is currently located near the exit driveway,
- To remove approximately 3.5M wide x 3.0M deep landscaping area and replace with concrete driveway to match the existing 7.5M wide exit driveway area,
- To remove the existing concrete pavement from the entry and exit sides of the existing Wash Bay 5 and 6 for ~1.5M width,
- To remove the existing raised concrete Vacuum Island and Vacuum Units for Vacuum Bays 5 and 6 and make good the area,
- To remove (and replace) the existing on building signage.

The proposed new works include:

- To meet customer demands for automatic car wash units; To extend Wash Bay 5 and 6 by ~1.5M to the entry (northern) side of these wash bays and ~1.4M to the exit (southern) side of these wash bays. This building extension will be constructed of concrete panels, lower-level glazing with a steel clad fascia to match the existing building fascia and a flat Colorbond roof. These two wash bays will be converted into Automatic Wash Bays (Auto Bay 1 and Auto Bay 2),
- To install new acoustic roller doors at the entry and exits of these new Auto Bays,
- To install new insulated infill walls above the existing 2.4M high low-level walls between the proposed Auto Bays 1 and 2, and Auto Bay 1 and Wash Bay 4,
- To cater to ongoing customer requests for an improved self-serve Dog Wash facility on the site, to meet walk-up customer demands and reduce customer wait times; To install a dual Dog Wash unit towards the eastern boundary (along Stamford Road) at the same location as the existing single Dog Wash Bay. The new Dog Wash unit will be located under a new slimline 3.2M wide x 5.3M long x 3.2M maximum high skillion roof canopy pitched at 5° for weather protection. Note: customer parking for the Dog Wash is provided in a non-used Wash Bay or Vacuum Bay which is common for Car Wash sites. Also, it is expected that most users will walk to the Dog Wash which is then accessible directly off the footpath,
- Due to the very small Plant Room, the site requires additional storage areas. This is to be provided by the new Store Room to the east of Wash Bay 1. This minor building is not visible from Ferntree Gully Road or Stamford Road due to the existing trees and foliage, the brick/Colorbond steel fence or the upgraded Dog Wash structure,
- Throughout the site; To paint all new driveway line markings, lane markings, chevron markings, directional arrows and Wash Bay names on the existing driveway pavement areas to help delineate the access to the different wash bay areas and also to help patrons manoeuvre and exit safely around the Car wash site area,
- To reinstate the existing concrete driveway areas where the existing concrete pavement is being demolished/removed for the proposed works,
- To clearly define the Staff car parking spot with painted lines and text,
- To provide a new fenced Bin Area- adjacent to the existing Wash Bay 1,



- The subject site is in a Category 2 sign area. For the new on-building Business Identification sign (refer to Sh: 5- *"Proposed South Elevation"* of the Application Drawings) as shown on to suit the company branding and corporate colours of the new site owners. The new sign overall area is ~6M<sup>2</sup> and will NOT be internally illuminated. The sign will be fixed to the existing fascia truss. The sign will not affect any view, vista or the like and complies with *"Section 1- Permit not required"* area of the Monash Planning Scheme C152.05-12,
- Where possible; all new building works will match the colour scheme and building materials used of the existing building elements to maintain consistency in both colour and built form throughout the Car Wash site area. Refer to the elevations (refer to Sh: 5 of the Application Drawings) for all proposed works including materials and colours and photos of the existing buildings on site,
- New directional signage will be fixed to the site's internal north elevation of the main car wash building. This signage is purely for directional purposes and will instruct patrons where the automatic and self-serve wash bays are and what number the wash bay is, ie: "Auto 1" or "Bay 1". These signs are purely for directional purposes, are not internally illuminated, will be made from the same font/colour as the main building signage etc... and will be fixed directly to the fascia truss cladding.

Over the most recent years the expansion of the Car Wash industry around the country has been phenomenal. New Car Wash sites are being constructed at a great rate, and the pressure of existing older sites to have upgrades to their wash bay offerings (ie: the number of Automatic Wash Bays verses Self-Serve Wash Bays and including a Dog Wash option) to be able to compete with newer sites is increasing. Existing Car Wash site Owners are quickly finding that without upgrading their existing Car Wash site and diversifying the wash options available to customers, their customers are tending to leave due to an alternative site offering faster wash cycles, less wait time, more wash options and providing a better wash quality. Without making changes to keep up with the constant improvement in technology and car wash trends, existing Car Wash site Owners will see a dramatic reduction in sales/productivity of their site which will lead to their eventual demise. The same can be said for this site, which is the reasoning behind the proposed additions and changes.

The environmental benefits of washing your vehicle at a dedicated Car Wash site is well known. Refer to Appendix A for additional information that has been published by Australian Car Wash Association (ACWA) with regards to the ACWA Stormwater Statement- which provides education steps within the community about car washing, responsible vehicle washing methods, critical pollutants commonly found in car wash effluent water etc... Also, the ACWA Environmental Policy Statement is also included which contains information about Stormwater Pollution, Water Efficiency and the public education campaign. Also, refer to the following link <http://thedirtytruth.com.au/> which has information and videos with regards to stormwater pollution and community education. As can be seen from those documents; car washing at a dedicated properly designed/constructed Car Washing facility has great benefit to stormwater, community and the overall environment.

Refer to Sh: 4 of the Application drawings which show the vehicle swept paths of the B99 design vehicle manoeuvring through the critical wash bay areas and through to the site exit. The addition of this new line/lane markings, directional arrows and wash bay names will dramatically improve the current travel paths of some vehicles as they move around the site.



A Noise Impact Assessment has been conducted for the proposed works and a report has been prepared by Soundscape Acoustic Consultants, Report No: 3119-NI-01-A, dated 11<sup>th</sup> September 2024 which supports the proposed works for the car wash. The report highlights the acoustical improvements that the proposed works will have in the immediate and surrounding area. All noise mitigation measures listed in the report will be included in the construction documentation of this project.

### **Past Planning Permit Site History**

An application was made to Council to gain (on the 9<sup>th</sup> April 2024) copies of all past permits on the site. Council only supplied a copy of one (1) past permit which is detailed below;

- 22082-P141/95 Amended: Was originally granted on 27<sup>th</sup> September 1995, and was amended on the 2<sup>nd</sup> April 1996. This permit includes the original approval for the car Wash use and buildings/works and pole sign.

### **CHANGES REQUESTED TO THE EXISTING PERMIT No. 22082-P141/95 Amended**

1. The preamble currently allows for:

*"A 24-hour self service manual car wash and internally illuminated pole sign, together with associated landscaping generally in accordance with the plans submitted with the application dated 9 June 1995."*

To be updated to read,

*"A 24-hour ~~mechanical and~~ self service ~~manual~~ car wash ~~and internally illuminated pole sign,~~ ~~together~~ with associated landscaping generally in accordance with the plans submitted with the application dated ~~9 June 1995~~ 11<sup>th</sup> September 2024."*

All other current permit conditions remain relevant for the existing site and proposed works.

Should you have any questions or seek any clarification on the information provided, I invite you to contact me directly via telephone on 0416 114 573 or email [tracey@tmcdesign.com.au](mailto:tracey@tmcdesign.com.au) for a timely response.

Yours faithfully,

**TRACEY MICHAELS** B.ENG (Hon), M.ENG (Mgmt)

Designer/Director

TMC Building Design Group

