

Northern Beaches Council

Alexander Keller – Principal Planner

Development Assessment

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Re: DA2020/0714 - Response to Council's Environmental Health Referral.

Dear Alex,

We would like to take the opportunity to clarify our proposal in response to comments raised by Council's Environmental Health Referral on 04/08/2020.

As follow;

1. The proposal is for a small self-contained carwash, which is classified as a light commercial use, not the heavy industrial use described in Council's response.
2. The type of small business tenancy being proposed is permissible within the carparking classification, because it occupies less (much less) area than the maximum 10% allowed by the BCA.
3. Our SME client will operate during normal business hours, similarly to other mixed-used retails SMEs within the development.
4. Vibration noises to the structure are being dampened, and transmission is intended to comply and fall within permissible Rw and Ctr values prescribed by applicable Deemed-to-Satisfy provisions of the BCA.

To help visualise the context and low impact of our proposal, we'd like to note that new noises created by our proposal do not compete with pre-existing noises residents would already be exposed to. These include but aren't limited to;

- Woolworths heavy truck loading
- Entrance from Howard Avenue and exit to Oaks Avenue.
- 24/7 intense vehicular traffic on Pittwater Road.
- Garbage bin trucks;
- Intense traffic of buses, cars and motorbikes on surrounding streets;
- Police Station located 200m away across Pittwater Road.
- High pedestrian activity within existing retail precinct, Woolworths Supermarket, restaurants and Dee Why main bus stop that is located just in front of the Lighthouse complex.

Finally, with regards to mitigating any noise concerns, it is our opinion that appropriate measures were implemented, and that the design will comply to relevant codes, standards, and policies (i.e. part D.3 of the Northern Beaches Council DCP). If required, we could provide testing evidence at the time of commissioning, and prior to O.C. being granted by a Certifier.

Feel free to email or call us anytime at M: 0432 916 799.

Sincerely,

Charles Fortin.

Charles Fortin

Managing Director, Nominated Architect

COLLARD MAXWELL ARCHITECTS

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