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**From:** Michelle Egan  
**Sent:** 23/05/2023 1:56:17 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Objection Response - DA2023/0386 Lot 1DP 829523 207-217 Pittwater Rd Manly  
**Attachments:** NB Council Response\_ DA2023\_0386\_ 22nd May 2023.pdf;

Please find my letter of objection to this DA submission.

kind regards  
Michelle  
Michelle egan  


22<sup>nd</sup> May, 2023

To whom it may concern

Re. **OBJECTION to DA: 2023/0386 Lot 1 DP 829523** 207-217 Pittwater Rd Manly  
Alterations and additions to the service station including automatic car wash facility and a laundromat.

There are a number of concerns related to this DA. The current plans and information do not provide enough details with regard to the proposed structure, amenities, hours of operation, noise mitigation, traffic flow and other environment impact issues. There appears to be no consideration of impact of proposed changes on neighbouring residential properties and families right to a peaceful and enjoyable 24x7 habitable home space which has fresh air and light as a basic premiss. The impact also on Pittwater Rd traffic congestion (car stacking to crossing top of Golf) and local requirements (there's already a car wash a few blocks north) hasn't been considered.

The location of this Garage borders and impacts at least 5-6 residential properties and it's astounding that a DA could be distributed to the community without request to the owner by the council to provide more information related to the below given the significant impacts of the proposal changes to "residential properties".

- **No drawings** are provided showing south or western elevations (scale or dimensions) demonstrating visually the impact of structures on neighbouring residential properties such as
  - fence height and type – 3m is well above residential 1.8 maximum and with the extended height, light (winter particularly) will impact all residential properties right to light and backyard amenity.
  - drainage – proposed roofing right up to boundaries doesn't account for appropriate soft surface water management, run off and mitigations- consider current flooding in this area and impacts on residential properties.
  - glare from zincaloom roofing – current roofing type is low, and dim- zero impact, the new proposals doesn't account for residential neighbouring properties (double story) looking onto this roofing.
  - Light – restricted to back gardens used for relaxation and family events.
  - boundary impacts- residential fencing and garden amenity
- **No Shadow diagrams** are provided demonstrating impact on residential properties in relation to the right to sunlight (summer and winter) directly into outdoor green spaces (plants need sunlight and fresh air) and indoor family living, bedroom spaces (quite areas for sleep, family time).
- **No Materials schedule** – there is no clear provision of the materials to be used in construction to ensure such things as machinery noise mitigation, insulation of walls, roofing and other, and glare from suggested zincaloom roofing.
- **No Traffic flow impact assessment**– given location of laundromat carparking, and current experience of traffic waiting along Pittwater rd. for petrol service, has the increased potential of traffic flow thru the poorly location car wash been considered?
- **No Acoustic and environment impact** report considering boundaries with "residential properties" not considered- people need quiet amenity to sleep, rest, and enjoy family, friends without noisy car wash and drying equipment and cars driving and cueing on the boundary of their home.  
Where's the decibel impact statement?
  - **Cars currently** remain on the north and east side of buildings offering some protection from noise to residential properties, however the suggested new plan for driveways thru the building and along residential property lines needs to be considered.

- Fumes from cars and machinery – how will this be mitigated along residential property lines – venting? this will impact fresh air of residents as northeast sea breezes blow directly across this garage. Petrol fumes can already impact us with black sticky grease like dust coating our house and windows.
  - Mechanical car washes and drying equipment of the type indicated are a demonstrated noise burden – why would this be allowed near residential properties.
  - Vibration from electrical power generation on site will be noisy.
  - Acoustic insulation of carwashes is well researched as difficult due to the wet surrounds.
- Hours of Operation
    - listed as already approved for the petrol station, but no details of operation for the car wash equipment and laundromat, so given the bordering of residential homes, this is a significant issue.
    - Does the council need to have a look (similar to childcare centres) to see if there's actually a need for another mechanical carwash. There is another one not 20 meters up the rd (south) on Pittwater rd. and indeed this garage provides a handheld carwash at the north end which limits noise and impact to residential properties. Why would you want to place a large mechanical carwash with noisy drying equipment right next to residential properties?
  - Layout – given the location of the current handheld car wash, why not align the mechanical carwash down in that same area? Versus driving noise and machinery, high walls, and car flow towards residential properties? The plan in no way considers neighbours.

### Impact on us

At 8 Golf parade, we have bedroom on the top level back of our house, with a balcony overlooking the north/east corner of the garage – 5m from our balcony and 4 meters from our back fence corner (approximately).

- We have **shift worker** in the property and **the noise** from the mechanical carwash, drying equipment, laundromat, electricity generation and cars driving along nearby residential boundaries and idling will impact sleep (top floor) and family room amenity and backyard entertaining enjoyment (bottom level). Hrs of operation is also a big concern. Shift workers sleep during the day. Is there any expectation that residents can enjoy a quiet space in their home and entertain friends in their backyard without noise of this type and consistency. Decibels is not the only consideration here- long term constant machine noise is mentally draining and wearing.
- Our back yard and family room with a 3m fence proposed fence height, may be impacted with loss of winter sunlight.
- A **zincaloom** roof would add glare directly into our bedroom and balcony on the second level and doesn't protect from large constant machinery and car noise.
- **Increase car fumes and equipment pollution** – we are already impacted with this from petrol, why add more health impact to residents.

We strongly object to this submission and ask council to really consider the necessity of this development within a residential area, the lack of details provided mean a lack of residential consideration and given there is already an automatic car wash two blocks away there is no logical argument to approve such a development so close in proximity to long established residential homes.

Kind regards

Michelle Egan/ Andrew Jopling  
8 Golf Parade Manly