

22nd July 2020

Northern Beaches Council

Alexander Keller – Principal Planner
 Development Assessment
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Dear Alex,

Re: DA2020/0714 - Response to online submissions

We take this opportunity to thank the community for voicing their concerns with regards to any potential impact created by our proposed self-contained car wash bay at the *Lighthouse* residential development. We have reviewed our design and offer the following clarifications;

| Constraint | Mitigation Strategy |
|--------------------------------------|--|
| Temporary Nature of the installation | We would like to emphasize that this is a temporary installation. The proposed car wash will operate with a modern fully self-contained equipment that just sits on top of the existing concrete slab. The commercial lease agreement is for 5 years and after that period all the car wash equipment and installations can be removed and the car spaces reinstated to their original condition. |
| Traffic | The proposed car wash location is in the B2 level, within the car parking spaces dedicated to retail and commercial tenants. During operation the car wash will not block or temporarily obstruct the adjacent parking aisles. The local traffic flow will be maintained at all times. 2x drop-off bays are provided for customers and other 4 bays will be used for washing & cleaning of vehicles. The existing car parking is not operating at maximum capacity and spaces are freely available even at peak hours. The proposed car wash bay facility is located more than 20 metres away from the boom gate/card reader that leads to the eastern ramp connecting to level B3-Residential car parking. The proposed car wash is not expected to create additional congestion or increase the local traffic movement in a significant manner. |
| Noise level | The B2 basement car park already presents moderate noise levels due to its frequent vehicular movement. The proposed car wash is located far away from lift lobbies & escalators. Equipment to be utilised is modern and utilised for professional cleaning, noise levels are generally considered acceptable. It's also worth noting that the car parking area is not considered a long term permanency / habitable area. Residents and customers will park their cars and walk short distances to lift & escalator lobbies. At street level is very unlikely that the proposed car wash will negatively affect background noise levels due to its location in the B2 level. Heavy & intense vehicular traffic is already present at Pittwater Road, Howard Street and Oaks Avenue. |



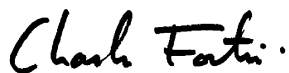
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|---------------------|--|
| Security risk | The B2 basement car park is already shared with residents, visitors, retail, commercial and child care customers. The mixed-use complex already has a CCTV security system in place. The addition of a car wash will potentially increase occasional surveillance by staff present during commercial hours. |
| Fire risk | The existing basement car park already counts with a fire sprinkler system and fire hose reels distributed in strategic points. The car wash office and plant room will also contain their own smoke alarms & appropriate fire extinguishers for an additional layer of fire protection. |
| Hazardous Chemicals | Cleaning chemicals to be used will be of low risk and environmentally friendly water base concentrated detergents. The self-contained wash bay has a grated flooring that sits on top of fiberglass tub, all waste water will be collected and diverted to an adjacent water treatment system and treated and recycled in accordance with all relevant Australian Standards, Sydney Water requirements and local regulations. |
| WHS | Staff will be provided with appropriate PPE and car wash operations will comply with all required WHS regulations & controls. Cars will sit on an elevated grated platform during washing stage, this means staff aren't ankle deep in water all day. Grates are less slippery and safer compared to wet concrete covered in detergent foam. Cars will be almost dry when they drive off mitigating the risk of accidental falls. Floor areas within and with close proximity to car wash operations will be regularly maintained clean and dry. |

We would like to emphasize that this proposed commercial development is modest and minor in scale; it will generate a few jobs for low income/entry level workers during this pandemic/economic recession times and finally it will complement the existing variety of services within the Lighthouse Shopping Centre and benefit the local community.

In summary, we endorse and support this DA for approval by Northern Beaches Council.

Thank you for your attention. Please don't hesitate to email cf@collard.com.au or call me any time on the mobile number 0432 916 799 if you need me to clarify any other matter before a determination is made by Council.

Sincerely,



Charles Fortin
 Managing Director, Nominated Architect

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