
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 22/05/2023 1:15:48 PM
To: DA Submission Mailbox
Subject: Online Submission

22/05/2023

MR Lisa Buncle
226 Pittwater RD
MANLY NSW 2095

RE: DA2023/0386 - 207 - 217 Pittwater Road MANLY NSW 2095

Dear Mr Lane,

I am writing to express my strong objection to the proposed development I live directly opposite the proposed development and have done so for 32 years. I firmly believe that the proposed development will have severe detrimental effects on the neighbourhood, particularly in terms of noise pollution, historical perspective of Pittwater Road, traffic congestion and amenity of the gateway to Manly.

The basis of my concerns are as follows:

First, noise pollution. This is a significant concern for the residents living near the Proposed Development. The existing car wash facility already creates a considerable amount of noise that emanates from the pressure hose and customers having their radios blasting while vacuuming and washing their cars during the week and on the weekends. Introducing an automatic car wash, will only exacerbate this problem with air dryers and water pressure engines all the time. Importantly, the current garage workshop is closed on weekends so this will have a severe impact on the apartments directly overlooking the carwash and the neighbours directly next to it who will not be able to enjoy the peace of their outdoor areas on the weekend.

It is crucial to acknowledge that the residents have already been burdened with excessive noise levels from this petrol station from tankers arriving at 2am to fill up the petrol holding vats, reversing in because of the access and having reverse beeping alarms on their trucks. Not to mention because of the limited access during the day, the waste removalists emptying the containers in the middle of the night

Second, Pittwater Road holds historical significance and is in a heritage protected area. Over the years considerable efforts have been made to preserve the history and beauty of the old homes and shops. Allowing the construction of a carwash at this location would be a significant setback to these efforts and would undermine the progress that has been made thus far. It is essential; to maintain the integrity of our heritage listed sites and protect the amenity and unique character for future generations to appreciate and enjoy.

Third, this site is zoned residential with existing use rights but the use seems to be ever expanding over and above the petrol station use in contravention of the zoning. I believe the original zoning intent was given to encourage its eventual return to a purely residential zoning.

Fourth, the Proposed Development is an overdevelopment of the site and will lead to significant dangerous egress from the site. The bend in Pittwater road at this site makes it already a precarious exercise to exit with a limited view of oncoming traffic. With this proposed development it would be possible for two cars from the bowlers ,one from the automatic carwash , one from the hand car wash and one from the vacuum all leaving at once onto Pittwater Road.

Considering the above, I request that the Council reject the proposed Development. I strongly believe that alternative solutions for that site can be explored more in line with the needs and desires of the local community prioritising noise minimisation and preserving the historical nature of Pittwater Road as a pleasant gateway to Manly.

Thank you for your attention to this matter