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**Sent:** 21/07/2020 4:43:50 PM

**Subject:** Submission re Application DA2020/0714 Lot 2 DP 1241568, 888 Pittwater Road Dee Why

**Attachments:** Submission from Owners Corporation, Lighthouse Dee Why re DA20200714 Car Wash Facility.pdf;

Dear Sir/Madam,

**Re: DA2020/0714 Lot 2 DP 1241568, 888 Pittwater Road, Dee Why. Use of premises as a car wash facility including fitout**

Please find attached a submission from the Strata Committee of the Owners Corporation of the Lighthouse Apartments in Dee Why.

Kind regards,

Linda Hodge,

Secretary, Strata Committee SP98140

21<sup>st</sup> July, 2020

Mr/Ms A. Keller,  
Planner,  
Northern Beaches Council,  
725 Pittwater Road,  
DEE WHY. N.S.W. 2099

Dear Mr/Ms Keller,

**Re: Public submission - DA2020/0714,  
Use of premises as a car wash facility including fitout  
Lighthouse Development, 888 Pittwater Road, Dee Why.**

The Strata Committee, representing the 355 units in the Lighthouse complex in which this car wash facility is being proposed, asked their Owners Corporation to provide opinions on the installation of this facility. Without exception the replies received have been to reject this development for the following reasons:

- The building was approved with a specific number of car spaces as a requirement for the bulk and scale of businesses that currently exist in the building. A new business, particularly a car wash facility, will take parking spaces away from the existing businesses and put more pressure on the remaining parking spaces as people leave their cars in other spaces while they wait to be cleaned. This will lead to increased traffic congestion through which owners must navigate, particularly in the proposed site, which is adjacent to an entry to the residents' car park on level B3.
- Traffic congestion is of particular concern to those owners who live in Building C because the site of the car wash facility is adjacent to the security gates that allow residents of Building C to access their private parking on the floor below. There is concern that the increased traffic in that space will impede egress and ingress of residents' cars at peak times which could cause residents to be late for appointments, work, or dropping off and picking up children from school.
- There is concern that, because the security gates remain open for several minutes when cars are entering or exiting the B3 residents' car park, there is sufficient time for another car or pedestrians to pass through. Non-residents, waiting for their cars to be cleaned, may be tempted to explore the residents' private car park where residents have their storage units. This presents an increased security risk for residents' cars and personal possessions.

- There is concern that, because the proposed location of the mechanical plant for the car wash, including the pump for the water, is adjacent to the lift shaft in Block C of the residential units, there may be vibration and noise travelling up through the concrete lift-shaft that will be heard in the apartments above. Already, this has proven to be the case as a result of a mechanical plant and a pump associated with air-conditioning on the roof of this building, where the noise of the pump is being carried through the concrete of the building into the apartments below.
- There is concern that any failure of the system for collecting water during car washing could lead to leakage or even flooding in the floor below where the residents have their storage units. These storage units are not waterproof and if water were to collect on the floor of B3, there residents' personal effects could be damaged.
- There is concern that there will be increased and chronic chemical exposure for the residents as a result of the cleaning chemicals used for car washing which could affect the health of residents.
- There is concern that, because the car park is completely enclosed, the increase in dampness of the entire car park as a result of the water being sprayed in the car wash will cause growth of mould and produce unpleasant odours throughout both the level on which the car wash facility is located and the residents' car park on the level below. The increase in humidity and growth of mould could damage the personal effects of the residents kept in their storage units and exacerbate allergic symptoms in those residents with mould allergies.
- There is concern that our insurance costs will increase as a result of having the car wash facility in the building.

To date, no resident/owner in the complex has notified us of their support for the installation of a car-wash facility on level P2 so, as representatives of the Owners Corporation, we ask that you reject this application.

Yours sincerely,



M. Spierings,  
Chairman,  
Strata Committee,  
The Lighthouse, Dee Why