

TO: Northern Beaches Local Planning Panel

For meeting Wednesday 21st February 2024

Re: Application Number: DA2023/0386

Address: 207-217 Pittwater Rd, Manly

Friday 16th February 2024

I am a resident of 4 Golf Parade, Manly for 40 years. I have read the 'Development Application Assessment Report submitted by Council and have the following clarification comments of some points in this report for the panel to consider when reviewing information submitted by various people. Although I would like to have addressed the panel, the 3 minute limit would be unrealistic to cover the points below and felt these comment may best be used in tandem with your review of proposal documents.

1. Acoustics

Comment: Council considers noise impact on Golf Parade residents adequately addressed and not a point of refusal. Their conclusions are based on the acoustic consultant report that misrepresented as both the current background noise level for Golf Parade residents (by taking ambient soundings at a location near Pittwater Rd/close to hand car wash and near petrol bowser operations i.e. the noisiest point on site) and the maximising the distance of noise making equipment on the site to residential properties by using the residence building as the reference point and not somewhere more representative in the backyards. (Please review residential submission after the Development Application Assessment Report was issued). The council has made no comment on the credibility/limitation of this report or requested additional ambient testing at Golf Parade backyards or identified the location of exhaust fans or a/c in drawings.

I cannot confirm, if the 354 V exhaust fan is over the waste water treatment room. Hopefully the panellists can review this unresolved concern for acoustics/fumes as it is only reported as 10m from Golf Parade residential reference point. (Is this measure from the resident home? - if so then 4m from the boundary). Unclear acoustic report.

This report is also the foundation for accepting the same operation hours for the mechanical car washer as exists for the manual wash. There is no council recommendation that it is conditional on further acoustic testing once in operation. Residents have no redress if the theoretic calculations do not prove correct. We also have no current realistic ambient baseline for Golf Parade to measure future impact if needed.

2. Solar access.

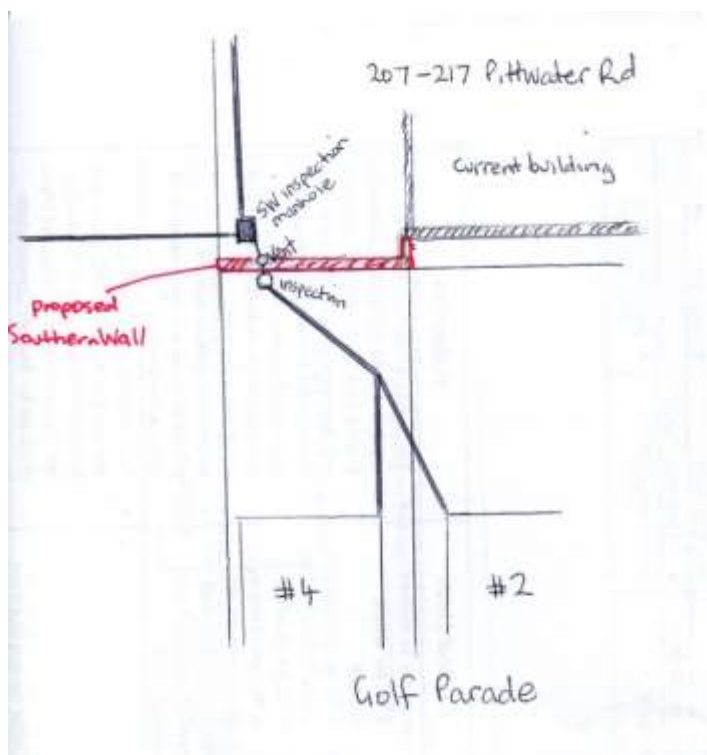
Comment: As the panellists are unable to view the 4 Golf Parade backyard in person, I wish to stress this backyard space is the only functional (for laundry drying and 90+ orchid plants) and recreational space available. The further loss of sunlight will have a huge impact on its use. The backyard is slightly under 6m in depth so any further shadowing beyond what currently occurs will be detriment to this space. Although the developer has reduced the new building height somewhat from the original height which was the same as the existing high building, they have refused to entertain the 900mm set back which is important on the southern boundary to minimise further shadowing.

3. Sewer in southwest corner

Comment: I am surprised this initial approval does not require feedback from Sydney Water regarding the manhole and residential sewer connection point as it is a "proposal breaker" but note there is an approval condition at construction certificate phase. Seems a waste of everyone's time and \$.

The Sydney Water website states it is "your responsibility for maintenance is all pipes and fittings between your property and the point of connection with the SW wastewater system. I am not sure of the jurisdiction here. Will Sydney Water approval will be required for the section of the sewer from my property to the main sewer which is within the property of 207-217 Pittwater Rd?

Our inspection point is just on the boundary. The venting point and final connection to the main sewer line is within the proposed development property. There is a shared sewer line from #2 Golf through the back of #4 Golf residence to the main sewer line. The proposed external southern wall and foundation will be built directly on our shared sewer line and vent. The wall foundation may impact on our sewer line and require relocation of the vent. I have concerns this will impact the sewer service to our properties. Is this not a point of approval refusal or at least a condition of refusing at construction planning stage? It may not be up to Sydney Water.



4. Site traffic flow

Comment: Consultant/Council Assessment I believe is flawed. Reports are based on multiple entry points (when there is only one for fuel and new car wash) and suggests minimal change in overall vehicle movements between existing and larger new facilities. They negate

that vehicles cannot pass other vehicles located at pump1 blocking free flow of site and Knock on effects.

5. Operating hours

Comment: The current approved operating hours are for a hand car wash/vacuuming service at the front of the building and not a mechanical car wash adjoining residential properties. The Council Environmental Health Dept has deemed the current hand wash hours that exists as acceptable for the new mechanical wash based on the acoustic assessment and recommends inclusion of additional conditions to mitigate noise. They also state these hours are consistent with other such operations in the area. These proposed hours are to 10pm every night!! Please see comment on acoustic report. Other local car wash services do not adjoin the living spaces of adjoining residential properties so keeping hours equivalent to them is unreasonable until acoustics/traffic concerns are proven otherwise.

6. Additional: Protection of neighbouring properties

Comment: Condition of approval if granted to ensuring boundary security/privacy fencing adjoining residential properties during construction to protect said properties. Previous reports only refer to fencing from public at the boundary fronting Pittwater Rd.

Yours Sincerely

Tim Evans

4 Golf Parade