
Sent: 1/11/2020 6:26:05 PM
Subject: Online Submission

01/11/2020

MR S Jehru
ST
NSW
jehru.samdrup@gmail.com

RE: DA2020/1235 - 888 Pittwater Road DEE WHY NSW 2099

Dear Mr Keller

Re: Public submission - DA2020/1235,
Use of premises as a car wash facility including fitout
Lighthouse Development, 888 Pittwater Road, Dee Why

As an owner and resident of an apartment in Block C, I would like to raise the following concerns in regard to the proposed car wash facility:

Noise and Vibration

Lighthouse residents have previously raised concerns about the noise and vibration that will be generated by the proposed carwash. A key concern is the location of the plant room adjacent to the lift shaft. There are already existing issues in the building with constant vibration and noise from mechanical plant travelling through the concrete of the building and disturbing residents in their apartments. It would be intolerable for the carwash to add to this problem.

In regard to the proposed carwash, CM+A Architects advise "Equipment to be utilised is modern and utilised for professional cleaning, noise levels are generally considered acceptable."

The application does not provide any detail on how they determine this is "acceptable". There is no information on how vibration and noise from the carwash plant is to be controlled. The plant room should be moved away from the lift shaft and a suitability qualified, independent person required to specify and inspect the installation of the mechanical plant and then monitor / verify the installation following completion to ensure there are no issues with vibration.

Traffic Congestion

In regard to concerns raised by Lighthouse residents about traffic congestion CM+A Architects respond "The proposed car wash is not expected to create additional congestion or increase the local traffic movement in a significant manner."

This response does not state any measures being put in place to prevent traffic congestion or proposed strategies to manage traffic congestion should this become an issue for residents. Access to the residents carparking on level B3 is in the same location that cars will be queuing for the carwash and it is likely congestion issues will arise and delay residents arriving and leaving from their parking spaces. This will have a real impact on residents.

The carwash should not be located directly by the access ramps, so that residents have to

drive through the carwash area every time they arrive and leave from the building.

Moisture and Humidity

We note the application does not propose any measures to monitor, manage or control humidity in the basement levels of the building. With the car wash spraying water for hours every day in a fully enclosed indoor area, an increase in humidity can be expected. Residents' storage cages are located in the basement levels. An increase in humidity will provide an environment for mould to grow and therefore damage personal belongings in the storage cages. Monitoring and management of humidity should be required.

As an owner and resident of an apartment in Block C of the Lighthouse, I do not support the proposed carwash in the basement. However, if Council deem to grant the consent, we request conditions are placed on the consent to require specialist design, inspection and ongoing monitoring to control noise, vibration, humidity and traffic congestion.

I thank you for your consideration of these concerns and comments.

Kind regards
S Jehru