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**Sent:** 19/01/2024 2:11:34 PM  
**Subject:** Comments on DA 2023/0386 9207-217 Pittwater Rd

I have finally reviewed the latest information downloaded on the council DA website over the past months. It includes the Acoustic report, Shadowing drawings and Amended plans.

I have some concerns from these reports and wish to note some areas still apparently not resolved since the May 2023 resident feedback and meeting with Council Officer Phil Lane in mid. November 2023.

### **1. Acoustic Report.**

The acoustic report is a MISLEADING REPORT as the ONLY reference location to determine the ambient noise for the site was at the front of the site near Pittwater Road and the manual car wash. This may be acceptable for assessment on the impact to Pittwater Rd residential properties, but it is NOT for #2,4,6 Golf Parade which are located significantly away from most of the current petrol service operations and Pittwater Rd activity and the current building provides a sound barrier to these activities. Almost ALL of the proposed development is next to #2-6 Golf Parade and yet there was no measuring of the ambient noise level at this boundary from which to make judgements on the development impacts. The location of the air conditioning and exhaust fans are not evident on the plans although apparently known to the acoustic assessor. It should be noted that even the current air compressor intermittently turning on is a significant noise annoyance at 7am onwards, so I have a great concern about any externally located a/c, pumps, exhaust fans or other equipment.

Is the current air compressor being removed as it was not included in the report?

**Further study of background noise is required from #2/#4 boundary otherwise this report is useless for the southern residence assessment.**

On the positive it is good to see the inclusion in amended plans of the rapid roller doors each end of the wash bay and exit building roofing to acoustic engineer's requirements. It is hoped other recommendations in the report will be acted on also.

### **2. Shadow diagrams report.**

The assessment reinforces the impact on surrounding residential properties particularly the ones situated south and especially #4 Golf Parade which was highlighted in residential responses back in May 2023. The impact on my property is massive both from a functional and recreational aspect as mentioned in May 2023 response and to the council officer.

Only a further reduction in roof height at the southern end of the car wash exit building and/or applying a set back to the current building line will rectify this impasse. See separate point 3. Does it require an architect site visit to discuss alternatives?

It is surprising there was **no assessment** on the impact of the proposed development on #2 Golf Parade as they are reliant on only the afternoon sun into their backyard which will be impacted.

### **3. Building height and set back**

To mitigate extensive shadowing on the southern boundaries to residential properties the development plan needs to be modified to include some/all below:

3.1 Building set back from the southern boundary to current building alignment. The auto wash equipment storage area at the exit of auto car wash to be relocated.

3.2 Further lowering of the roof. The height of the building is still excessive (at about 3.3m) for use as just a car exit, equipment storage, water treatment and waste system.

3.3 Further lowering of the roof over car wash equipment storage area to the height of the current chain fence/ temporary shed. Do you really need such a high roof for an equipment storage room? This would closer mimic current profile.

#### **4. Quality of the new building external walls on the boundary**

This has been raised as early as May 2023. There has still been no acknowledgment on the development plans to the improvement in quality of building walls presented to residence. The amended plans still only agree to provide an “approx. 3000 high masonry walls” yet other new/modified external property walls are cement rendered and painted. To be accountable the approved plans MUST include the same quality afforded to other site external walls not just an ugly cement block wall facing residences.

#### **5. Sewer in SW corner**

These has been raised as early as May 2023.

5.1 Approval from Sydney Water to privately enclose their sewerage access cover is still not given (or maybe not yet downloaded for the public). This document *should be made public* for any future liability due to a lack of access to the sewer.

5.2 What is to happen to the sewer line vent from #2/4 Golf Pde sited in equipment area of proposed plan? Unresolved according to the latest plan.

#### **6. Rainwater tanks behind #2 Golf Parade**

Concerns of access for maintenance, any requirement for bunding for leaks/overflow to surrounding properties and any pumps (noise) for recycling or is collected water just gravity feed to drain.

#### **7. Site traffic flow**

Identified in May 2023 and further detailed in my response to the Council traffic engineer's report. No action to date has been taken to address this restricted bypass space between building and a vehicle located at pump 1. This is already an occasional problem but will only be exacerbated with increased customers and/or longer customer times at the expanded convenience store and delivery trucks wishing to exit. If this is not done, there can be a knock-on effect resulting in queuing onto the pathway and Pittwater Road more frequently than presently occurs.

#### **8. Mechanical car wash operating hours**

There appears to be an assumption by initially developer and then all following assessments/reports that the hours are already approved. This operation's car wash was NOT APPROVED to operate a mechanical car wash next to residential properties. The current car wash operating hours were ONLY approved for a hand washing facility installed at the front of the site many years ago based on 'minimal' impact to residence. The current car maintenance garage does not operate beyond 6pm, earlier on Saturdays and not on Sundays or Public holidays. Even the council restricts building work activity to less hours than proposed and highlighted traffic queuing concerns morning/evening at peak times. The operation of the car wash and laundry kiosk directly impacts the ONLY recreational area (backyards and living rooms) of all the Golf Parade properties. Any council approval to the operation of the mechanical car wash hours should consider limiting operating hours initially until actual acoustic and traffic impact assessments are performed once the site is fully operational.

Yours sincerely,

Anne & Tim Evans

4 Golf Parade Manly