
Sent: 21/05/2023 5:57:45 PM
Subject: Submission for Application DA2023/0386

Dear Sir/Madam,
Re. Submission for proposed alterations to Ultra service station at 207-217 Pittwater Rd, Manly
DA 2023/0386

The proposed plans are overly ambitious and lack detail on the impact to surrounds considering its location surrounded by residential properties. The development plans lack details in addressing such items as quality and actual height of boundary/building walls adjoining residential properties of 4 Golf Parade and 219 Pittwater Rd, potential noise levels from the car wash operation, hours of operation for the mechanical car wash vs existing manual wash, and the shading impact on surrounding residential properties.

Below are detail specific areas of concern:

1. Building extension's southern wall with 4 Golf Parade to be set along the full length of the rear of the residential boundary. The building's new extension's walls appear to be the new boundary fences with the adjoining properties.

The current rear fence to 4 Golf Pde is **1.95m**. This is well short of the proposed new building wall planned to replace it of as stated in the plans of "about 3m". According to the plans, the new building extension height is **at least 3.18m** (Sales area floor to concrete awning) not 3m. [The highest point of the roof is at the rear and then slopes downward towards Pittwater Rd]. This minimum height mentioned above does not take into account that the new roof will be about a **further 0.31m** above the concrete awning [by plan drawing scale].

Unfortunately, there is no before and after construction drawing provided from the viewpoint facing east from #219 Pittwater which would pictorially show the roof height increase above the temporary one currently in place. This is a significant oversight and reflects the lack of acknowledgment of the impact on their residential neighbours.

This will have a significant effect on the sunlight/light shadowing into the limited open space at the rear of my property, at 4 Golf Pde. and to other surrounding properties to a lesser extent. The rear of my property, which is north facing, relies on direct sunlight into the house's living area for light and also for warmth in the winter. The sunlight into the only open outdoor space of the rear courtyard, which contains a significant orchid collection (which relies on this light for its survival), and our home's only clothes line drying space would be seriously jeopardised by this proposed rear wall. The current building already blocks early morning light. This backyard space is the only sunny open space available on the 4 Golf Pde property.

The situation described above will be impacted by the following proposed design issues:

1.1 There is no setback from boundary which extenuates the height impact. The Statement of Environmental Effects indicates "all setbacks are existing and approved." The car wash exit building is a new construction proposal on a previously unbuilt storage area buffering residential properties.

1.2 Proposed height of "about 3 metres" for new fence/building wall stated in the plan is misleading. It does not reflect the highest point in the roof which is bordering with 4 Golf Parade. The height of the proposed building extension, according to the

provided plans, will be slightly lower than the existing building roof line (by about 0.31m) and higher than the existing temporary roof.

1.3 It should be noted that the rear of my property is already about 0.5 meters LOWER than the rear ground level of the applicant's property. Thus, the impact of the new building's walls in this area is even more confronting as this loss of **another 0.5m** is in addition to the new proposed fence/building wall.

1.4 The new building extension height is significantly higher than the current temporary roofing structure and should not be further Increased. The current building height is to accommodate a garage and car lifts which will no longer be required for the car wash exit area. The current temporary roof is setback from the boundary.

1.5 The plans do not show that the wall along the boundary with #4 Golf parade would need to be extended higher than the roof line to prevent water back flow from the roof. (See also 7.1)

1.6 There is currently no permanent structure present in the immediate area adjoining #4 Golf Parade and #219 Pittwater Rd, although there is a shipping container, a shed and low impact roofing covering a low temporary storage area. Any change beyond current heights and storage usage will no longer retain a buffer with neighbouring residential properties. This development plan thus proposes a sharp contrast to the existing buffers between other similar retail petrol and car wash facilities in the area, namely the Caltex and BP petrol stations on Pittwater Road, Manly, the Star Carwash, Pittwater Rd Manly, and the BP Carwash Pittwater Rd, North Manly.

1.7 This design does not take into account the impact of reducing sunlight on neighbours south of the development as the maximum roof height of new building extension is located at that boundary.

2. Boundary wall/building walls constructed of 'masonry.'

Proposed development plan does not detail the wall material or quality of finish from the prospective of adjoining residence, ie left raw, brick, cement rendered or painted.

3. No set back of building extension from boundary will not allow independent maintenance of applicant's building.

4. Proposed automated mechanical car wash and exit placed along boundaries with residential properties # 4 and #2 Golf Parade and #219 Pittwater is unprecedented:

4.1 Star Carwash at 165 Pittwater Rd Manly is surrounded by a gym, restaurant and laneway.

4.2 BP Car wash at 504 Pittwater Rd North Manly is set back from the boundary of the rear adjacent and elevated parking lot of a care facility and has low or limited impact on the side of the residential property at 502 Pittwater Road.

4.3 Nearby petrol/convenience store properties of BP and Caltex on Pittwater Rd Manly also are designed with buffers between them and residential properties.

5. The Sydney Water Sewer access hatch identified on the plan as “SMH” in the southern corner should remain accessible for maintenance. The proposed plan is enclosing this area, which would limit easy emergency access.

6. The above sewer access hatch (#5) is the end of a pipeline but an additional extension of this slightly south-east of the hatch services #4 and # 2 Golf Parade in the area marked as “Automatic wash equipment by others” area. This extension has a small access point and vent that would also become inaccessible with the addition of this storage area.

7. The plan does not assess the noise pollution of the proposed new car washing operation and its auxiliary equipment on adjoining residential areas while in operation. Areas to consider are:

7.1 During the operation of the car wash

7.2 The unspecified area labelled “Automatic wash equipment by others” Drawing A04

7.3 Air compressor, water treatment and trade waste systems

8. The roof of the proposed new building extension doesn't clearly specify/detail:

8.1 Any rear rain water guttering (2 degree roof slope sufficient?) or is the building wall to go even higher than the roof height to stop back flow. [Again as mentioned earlier there is no drawing provided of this perspective]

8.2 Non heat/light reflection material (reflection to neighbouring properties) Proposal only mentions 'Zincalume roof'. Roof should be 'Colourbond' and not just silver to reduce reflection.

8.3 Any noise pollution ceiling buffering to reduce equipment noise emitted from inside. Statement of Environmental Effects does indicate the new roof over the car wash exit will be “insulated to minimise noise generated by vehicle exit”. It needs to be effective to cover more than just vehicle movement but also the car wash equipment and operation. No insulation material detail provided in plan.

9. In addition to the above-mentioned Star and BP Car washes, there is also a third district car wash in the Stockland shopping car park in Balgowlah. We question the need for a fourth car wash in this area.

10. The Statement of Environmental Effects mentions no change to approved trading hours for the service station or car wash. The document fails to indicate that the hours of operation approved were for a manual car wash facility located in front of the service station away from surrounding residential properties and not for the current proposal. We feel the hours of operation for the **mechanical** car wash if approved, should be significantly less than the manual car wash given its position next to the surrounding residential areas.

11. Traffic control chaos. The Statement of Environmental Effects states the 5 car parking spaces on the southern boundary are provided for the new laundromat, enlarged convenience store and anyone waiting for the mechanical car wash beyond the 3 vehicles allowed to wait in line. Is not that waiting line across the front of the car spaces rendering them useless?

In conclusion, this property development proposal is ill conceived (specifically the addition of

the automated car wash facility at the side and back) and does not take into account its position surrounded by residential properties. Rather than maintaining some buffer with surrounding properties, this proposal has instead positioned most of the alterations on the surrounding residential boundaries. It also does not provide any additional benefit to the surrounding community, as we are already well endowed with 3 other car washing facilities and in fact, there is already a self-serve car wash area on the property. On the contrary, we want to acknowledge that this proposal removes a greatly patronised garage by the local community for car mechanical repairs despite the comments in the Statement of Environmental Effects. If according to the statement a garage is no longer an acceptable service for a petrol station than a mechanical car wash is no less acceptable for much the same reasons.

Your sincerely

Anne & Tim Evans

4 Golf Parade Manly 2095