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**Sent:** 2/02/2024 3:36:47 PM

**Subject:** DA2023/0386 Lot 1 DP 829523 207-217 Pittwater Road MANLY Further Submission

To whom it may concern

Re. OBJECTION to DA: 2023/0386 Lot 1 DP 829523 207-217 Pittwater Rd Manly Alterations and additions to the service station including automatic car wash facility and a laundromat - Further comments

It has come to our attention that further documentation has been provided in relation to the proposed development at 207-217 Pittwater Road.

### **ACOUSTIC REPORT**

It seems that the reference or datum noise readings were taken at Pittwater Road, a major traffic thoroughfare. This is inconsistent to residents of Golf Parade bordering this site to the South who are shielded from this road noise. If the reference readings had been taken from #2, #4 #6 or #8 Golf Parade I suggest the report would result in a different conclusion. The proposed automatic car wash will however exist on the boundary of these properties and thus any noise generated will impact these residents. No real world noise readings have been taken of the exact equipment to be installed, only technical specification guesses. This surely is not good enough given the potential impact.

### **Air Quality**

It is my understanding that two powerful extractor fans are to operate un muffled to exhaust fumes etc from the car wash "chamber" whilst in use. Are these fans to be acoustically muffled and are we to expect the fumes to be vented into our back yards? This requires more clarification and regulation.

### **Traffic Management**

The layout of this site does not lend itself to smooth and efficient traffic flow. If just one car is parked on the southern side of bowser #1 there is insufficient space for any vehicles to pass it and exit the area. Given the new focus on retail space, laundry and car washing one would think there is logically going to be more traffic staying longer at the bowsers. There is already an issue with cars queueing out into Pittwater Road on a semi regular basis on busy days which impacts the traffic accordingly.

**Building Finishes**

I note on the revised building plan that the extensive roof area is still identified as "Zincalume" which will increase glare and radiated heat from the site, this has not yet been addressed.

Best regards

Andrew Jopling / Michelle Egan

8 Golf Pde.