

3 April 2025

General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655



Dear Sir/Madam

OBJECTION

**RE: APPLICATION NO. DA 2025/0169
ADDRESS LOT 17 SP 79027 12/6 JUBILEE ST WARRIEWOOD
DESCRIPTION USE OF PREMISES AS A VEHICLE REPAIR STATION
AND VEHICLE BODY REPAIR WORKSHOP.**

We own lots 7 & 78 in the development.

Having initially purchased in the complex during 2009 we are long time continuous owners.

It was our understanding and expectation that this development would always be a "clean industry" complex, predominately occupied by office/warehouse occupants including uses such as café, pre-school child minding, trades storage, photography and similar light impact businesses – some units even used as combination business premises & residences.

It is also remembered that an application to use one of the units for a kitchen manufacturing operation was denied on the grounds that the potential machine noise and dust generated would be intrusive and that the increase in insurance premium because of the perceived extra fire risk would penalise other owners.

If approval for a vehicle repair station and vehicle body repair workshop were granted, that consent could allow a spray booth and panel beating. The consequences of those activities could include paint drift, noise, storage/parking of damaged cars, damaged panels and parts, tow trucks and other vehicles obstructing the one way driveway for other users.

It is our submission that the proposed generic business usage consent is incompatible with this location and should not be approved.

However, we would have no objection if an applicant was say a lobbyist who wished to store a couple of private collector cars and the activities would include mechanical and body repairs to those vehicles.

Yours faithfully,


Peter Lubrano
For Fordham Laboratories Superannuation Fund

