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07/02/2024

MR Dan Gartner
Shop 1 / 510 - 512 Pittwater RD
North Manly NSW 2100

RE: DA2023/1708 - 431 Pittwater Road NORTH MANLY NSW 2100

I want to say something about the current proposal for the gymnastics centre. I am objecting to the current application DA2023/1708 of the gymnastics/sports medicine/physiotherapy centre. I do this because it has a direct influence on my physiotherapy business Shore Physiotherapy located across Pittwater Road. The Development is similar to that which was proposed previously involving the closure of 9 holes of Warringah Golf Course which involved a conglomerate style of treatment centre with gym, sports medicine and physiotherapy to be built by Arena REIT. Anything that gets kids active and provides facilities for sport is generally a good idea and it's hard to argue against the gymnastics side of the facility, but it's the physiotherapy (labelled rehabilitation) specifically that directly affects me

I know that I can't be arguing to stop competition, but this sort of competition, with a gym and a sports medicine practice associated, generally comes with a whole lot more funding. It seems that many business models are forming these one-stop health shops as they tend to be a reliable method of practice in terms of revenue for bigger business entities. It certainly is skewing the playing field against smaller operators. I hope that Arena REIT are not involved in the current plans.

Aside from this self-interest issue there are other issues that need to be considered. The traffic heading west on Kentwell road is already at a standstill. The road becomes blocked and you cannot turn into it between 3 and 4 on most days. Then there is the touch that occurs on the Thursday and Friday nights which presents already a stretch on traffic in the area. It will be a complete standstill through there after adding another facility.

The council seems determined to get something through here. Whether that is to maximise revenue for council land or whether this is something that has been in the pipeline for some time, I don't know. However, the fact that the application process was posted out over the Christmas holiday period makes me suspect that whoever is behind this wanted to push it through as quickly and quietly as could be. Unfortunately, this will directly affect my business so I think that it's not unreasonable for me to object here.