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Sent: 7/02/2022 5:03:34 PM
To: DA Submission Mailbox
Subject: Online Submission

07/02/2022

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 16 / 11 - 15 Spring Cove Avenue AVE
 Manly NSW 2095

RE: DA2021/2545 - 25 Spring Cove Avenue MANLY NSW 2095

Attention: Mr Croft

We have read the application for the DA, 2021/2545 for the said property, along with the letter that the applicant delivered to all Spring Cove residents. The information she shared is not a true reflection of the current operational status of the business and we wish to raise the following concerns (in addition to those addressed in previous submissions).

The applicant states:

- she 'trained at TAFE doing baking and patisserie' last year'...but her Instagram account shows she was already baking amazing cakes in August 2020, indicating this is not a recent passion/start up business as suggested in her letter. It is a 'relocation from a commercial kitchen to residential premises'
- she 'currently rents a commercial kitchen'
- she intends to bake/sell 3-5 cakes per week, however, the written letter includes a page advertising (in colour) samples of her cakes....in case we 'need any cakes for special occasions'; a strong indication that she is actively marketing the business
- she intends to buy 'most ingredients from the supermarket', so deliveries to the house would be 'a few cake boxes and bulk supplies / cake decorating supplies', maybe every 1-2 months. Why the need to have any supplies delivered for the baking of 3-5 cakes per week....especially as she states she plans to collect all other supplies from Brookvale and Manly Freezers
- the business would only operate within school hours. Does this mean there will be no baking, deliveries, collection etc before 9am and after 3pm Monday to Friday?
- Her Face Book and Instagram accounts clearly indicate the business is growing....and include almost 200 photos of different cakes, so perhaps she should continue to operate from the commercial premises she rents.
- She has 586 followers on Instagram and has been baking and selling cakes for well over a year. The last posting on social media was 2 days ago

Also for consideration:

- If the application is approved and the business continues to expand (as is suggested in the information letter), what is the process to have the business closed?
- Will approval give a 'green light' to others who wish to establish commercial businesses on the estate?
- It is not in the interest of residents to have more commercial vehicles travelling up and down this private avenue?
- Will a commercial business on the estate incur increased council rates /levies for No 25?
- What is the Church's attitude re the venture?

We see no reason for this business to relocate from the existing commercial kitchen (that the applicant already rents), to a private home in a residential estate.