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Subject: Online Submission

26/07/2019

MR Sophie Foot
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RE: DA2019/0652 - 27 / 1 Jubilee Avenue WARRIEWOOD NSW 2102

Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention to Kelsey Wilkes

Dear Kelsey,

Re: DA2019/0652 - Reasons for objecting to the proposed use of Unit 27, Jubilee Avenue Warriewood as a Dog daycare and grooming business

We would like put forward the following points relating to the above mentioned DA Application:

1. Parking:

Unit 27 has 5 on-site parking spaces. The DA application indicates that they will employ 5 people with up to 3 staff on-site at any time. This means that 3 of the 5 car spaces may already be occupied by staff. As the proposed plan of a retail business in nature, it is expected that customers will required parking to drop their dogs on and off and therefore using nearby parking spaces not allocated to Unit 27.

2. Traffic:

Unit 27 is located at the entrance of the industrial complex and at the end of Jubilee Avenue. Currently, there are already traffic and congestion issues during peak hours resulting from having only one access road that leads to Ponderosa Parade. Having a retail business will only contribute to additional traffic and road congestion on Jubilee Avenue, particularly around peak hours when customers are dropping and picking their dogs up from day-care.

3. Access:

There is only one vehicle entrance access to 1 Jubilee Avenue. As a wholesale business, we have delivery trucks coming in and out of the complex on a daily basis several times a day. In light of potential parking and traffic issues and Unit 27's location being directly opposite the complex entrance, we are concerns that the access to our warehouse will be reduced or blocked which may directly impact on the effectiveness of our business.

4. Noise:

We note that in the Environmental Health Referral response, noise of barking dogs have been acknowledged. What measures have been presented to address this and minimise the intrusion of noise of barking dogs on surrounding businesses?

5. Sewage/water:

As a grooming business, we understand that water will be used to wash dogs. We have had firsthand experience with sewage issues in the past and are concerned that this complex is not build or appropriate for such heavy use particularly with water restriction now being in place. There is also the concern of the potential smell arising from such business.

We would appreciate if the Northern Beaches Council took those concerns into consideration by reviewing this DA application.

Please feel free to contact me should you wish to discuss the above further.

Kind regards

Graham Powe
Managing Director

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