

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 7/02/2022 1:31:34 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

07/02/2022

MR Michael Brown  
4 / 11 - 15 Spring Cove AVE  
MANLY NSW 2095  
[REDACTED]

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

The Spring Cove Estate is a high end residential community, so any commercial venture whether it be hobby or otherwise is of concern to owners and residents. In addition, Spring Cove Avenue is narrow and controlled by a traffic light over a very steep and winding one way section of the road that links the top and bottom levels of the estate.

I have no real issue with someone baking "3-5 cakes per week" but I assert that if this application was to be approved, then it would need to be conditional on limiting the cake production to 3-5 cakes per week. How would Council "police" these limits? I am concerned that if these cakes become so popular that the demand exceeds "3-5 cakes per week", how would the applicant respond? Would she seek to relocate the "hobby" business to appropriate premises located in an industrial/appropriately zoned area or would she simply attempt to meet demand from her domestic kitchen? The latter would be unacceptable.

The steepness and narrowness of the one way section of Spring Cove Avenue provides its own challenges with its current use - residents, deliveries, taxis/Ubbers, furniture vans, Waste Disposal trucks and so on. A few extra visitors collecting cakes would make a slight increase in daily use. However, a significant increase should the "hobby" business take off, would have a significant impact on the amenity of the Estate.

On the whole, Council will need to consider:

1. Whether or not commercial activities are appropriate in residential areas, as once approved it will give a green light to other similar applications in the future.
2. How the applicant's projected activities can be made conditional on any approval given.
3. If approved, how the 3-5 cakes a week can be "policed" and the consequences of exceeding the stated projection.
4. The consequences of additional traffic on Spring Cove Avenue and its impact on the amenity of the neighbouring residents, not only immediate neighbours, but everywhere on the Estate. 25 Spring Cove Avenue is at the very end of a one way street. Cake collectors will pass 80% of all residences twice just to collect 1 cake. This will be exacerbated should delivery vehicles for ingredients, packaging, decorating etc be required by the applicant.