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03/10/2018

MR Ben Voorderhake
43 Kirra RD
Allambie heights NSW 2100
benvoorderhake@hotmail.com

RE: DA2018/1453 - 94 Allambie Road ALLAMBIE HEIGHTS NSW 2100

RE: DA2018/1453
92-94 Allambie Road
Lot 2183 & Lot 2184 D.P.752038

Existing Conditions

Land is Zoned as R2, Low density Residential.

The development is located on the corner Allambie Road and Kirra road in the residential neighborhood of Allambie Heights.

Access to the existing vet is off Allambie Rd.

The vet has 8 off road car spaces.

Traffic

Kirra Rd

The existing vet operations are already creating traffic and parking issues for the surrounding neighbors.

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- Kirra Rd is currently used for both vet staff and vet customer parking in addition to their onsite parking off Allambie Rd.
- Staff currently park on Kirra Rd (western end) all day and visitors come and go throughout business hours, 6 days a week resulting in constant traffic and pedestrian movement in an otherwise quiet residential street.
- Traffic on this section of Kirra Rd can only operate as a single lane when the street has parked cars.
- As the traffic move much faster on Allambie Rd. Cars entering from Allambie Rd often need to break quickly when a vehicle is already within the single lane on Kirra Rd, this then requires the car in the single lane space on Kirra road to reverse toward Libya and Kirra intersection so as to allow entry for the oncoming car.
- Allambie Vets expansion into the corner property would increase the use of Kirra Rd as additional parking and related traffic. This will exacerbate an already congested Kirra road. This is at odds with the Local DCP which states its objectives as:
"To minimise: traffic hazards; vehicles queuing on public roads; the number of vehicle crossings in a street; traffic, pedestrian and cyclist conflict; interference with public transport facilities; and the loss of "on street" curbside parking."

Fig 2. (Left) Shows western end of Kirra Rd before Vet opening hours with intersection onto Allambie Rd.

(Right) Shows western end of Kirra Rd during Allambie Vet opening hours.

Note: None of the cars in image (Right) are residents.

Direct impacts of traffic

- Our vehicle was hit last year by a passing vehicle while parked on Kirra Rd. This was caused by a driver swerving to miss an oncoming car coming off Allambie road quickly into the single lane caused by overparking.
- It is common for us to need to contact the vets to ask for staff or customers to move their vehicles which park across our driveway regularly.
- Vet customer and staff parking regularly limit access to our driveway even when the driveway is clear. (See Fig. 3).
- This area has a lot of young children living in this area and particularly on this short strip of Kirra Rd. Entry into vehicles is difficult and dangerous.
- In addition to the Vet traffic we also have traffic for the preschool located in Libya Street which can only be accessed via Kirra Rd.

Local Amenity

The long boundary to Kirra road will expose the operations of the vet to the quieter and more private Kirra road.

Increased vet operations could expose the quieter area to increased noise from the animals during the day, but more worryingly the animals that are kept in the vets overnight.

The smell from the vet is currently an issue. We are concerned that increased patronage and capacity, as well as moving closer to more houses, could increase adverse smells and noise. Kirra road is a residential street. Bringing a commercial operation into the Street changes the character significantly.

We do not feel that the increased capacity of the vet, and the change of use of an existing residence to a commercial premise is in keeping with the councils LEP.

The Warringah LEP 2011 section 1, clause 1.2 states as its aims:
in relation to residential development, to:

- (i) protect and enhance the residential use and amenity of existing residential environments, and
 - (ii) promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and
 - (iii) increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah,
- (e) in relation to non-residential development, to:
- (i) ensure that non-residential development does not have an adverse effect on the amenity of residential properties and public places,

The expansion of the Allambie vet is aimed at generating more Customers. This will inevitably result in more traffic, more parking requirement and more pedestrian traffic to Kirra road. It will also result in increased noise and adverse smells from the premises. We believe Kirra Rd currently has traffic beyond its capabilities and beyond a safe level. The increased capacity of the vet will exacerbate this situation

Kirra road is already under strain due to the existing activities related to the vet's operations. We request that Northern Beaches council reject the application for a change of use of 92 Allambie road to a commercial Veterinary hospital.

WE WILL EMAIL A COPY WITH SUPPORTING PHOTOGRAPHS

Regards

Ben Voorderhake + Selina Kosak
43 Kirra road
Allambie Heights
2100
PHONE: 0419 204083

