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**Sent:** 26/03/2020 4:49:51 PM  
**Subject:** Online Submission

26/03/2020

MS Vanessa Benitez  
ST  
NSW  
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**RE: DA2020/0248 - 6 / 3 Vuko Place WARRIEWOOD NSW 2102**

26 March 2020

Northern Beaches Council Village Park  
1 Park Street  
Mona Vale NSW 2103  
Attention: Gareth David

Re: DA2020/0248 - Change of Use - Internal alterations and use of premises as a community facility and health services facility

Dear Gareth,

We write this letter on behalf of Planet Warriewood Pty Ltd, affiliated with Warriewood Cinema Centre at 4 Vuko Place Warriewood.

Last year we submitted an objection to DA2019/0355 which was subsequently approved. We objected to that development as we identified issues regarding inadequate car parking numbers for the proposed use. The concern was that the gym patrons would use the cinema car park as their parking overflow for their business. In practice, this is exactly what happens. On most days up to 40% of the cinema car park is being used by gym patrons forcing cinema goers to leave. This causes the cinema business to lose customers which ultimately reflects in revenue. The cinema has tirelessly reached out to gym managers to discuss how this can be prevented; however, nothing is being done about it.

He we are again in another situation where inadequate car parking numbers is provided for its use. This has been identified in the Statement of Environmental Effects prepared by BBF Town Planners under section 4.4.2 Parking facilities.

If this development is approved how does Council propose to 'fix' the problem that it is creating? The problem being, to continue approving developments that have insufficient parking within Vuko Place? The available street parking is becoming minimal due to the number of businesses that Council is approving with inadequate parking.

The hours of operation of the proposed development are between 6:00am and 10:00pm Monday to Friday and between 6:00am and 8:00pm Saturday and Sunday - these are also during peak cinema periods.

We ask Northern Beaches Council to consider the above when assessing this application and perhaps provide some advice on how Warriewood Cinema may manage/prevent patrons from neighbouring facilities using the cinema car park.

Kind Regards, Vanessa Benitez

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