
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 3/02/2022 1:19:02 PM
To: DA Submission Mailbox
Subject: Online Submission

03/02/2022

MR Enda Hughes
0 / 23 Spring Cove Ave ALLY
Manly NSW 2095

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

Dear Mr Croft. We object to this DA been approved on the following grounds: 1. It is in appropriate for the area & the surrounds 2. This development was not created with the thought that it becomes used for business - someone having a 1 person home office does not compare to someone baking for commercial gain 3. Access to this estate and in particular the lower part of Spring Cove Ave is via a carriage way controlled by often non functioning traffic lights & without a dedicated separate pavement making this dangerous going forward by adding in more vehicle movements (than from already existing residents) for pedestrians utilising this access to get to the adjoining National Park 4. Any additional traffic movements by virtue of the carriage traffic light system will be forced to wait their turn at both the apts at top & houses at bottom causing traffic noise and exhaust pollution to the residents directly adjoining these traffic lights 5. The applicant has circulated a letter to many of the estate residents as a "back filling exercise" post Council notifying neighbours & the DA sign going up "advising" them that this is a "hobby" with no more than 3 - 5 sales per week whilst in the same communication "spruiking their wares" on the following page & how to access their services, this clearly shows that this is not intended to be a "hobby business" for long & if a DA is granted will quickly become a fully fledged business (same applicant was previously cutting clients hair at same address which again shows the intention to derive an income from this residential address) It is reported within the Estate that the applicant was renting a commercial kitchen externally & has decided to now bake at home - this is in direct contradiction to many home businesses who eventually have to move out & rent a commercial premises & shows that if this business warranted a commercial kitchen previously it does same now 6. The existing turning circle at bottom of Spring Cove Ave does not provide an opportunity for additional traffic delivering/picking up the ability to easily turn due to it been used as car park e.g when Woolworths delivery trucks currently come 7. We do not feel that the DA application/supporting documents clearly and fully addresses concerns such as: mechanical ventilation required for making cakes such as these/odour mgt from baking/any additional packing & garbage generated 8. Has Council advised the Enviornmental Health Officer of this application and has all requirements of this been investigated fully? 9. What limitations & conditions have Council considered to ensure that this "hobby business" does not expand from "3 - 5" cakes per week to a more substantial business by way of limiting volume of cakes produced/limiting volume of trucks/car movements/ban on employing people to work at this address in making cakes etc etc? 10. Are Council able to consider if approved limiting this DA to the current owners occupation time as opposed to any potential new owners in the future who may wish to capitalize on this approval? 11. What criteria are Council allowed to apply to this DA to determine if a "hobby business" versus commercial? Selling 5 high end celebration/wedding cakes from industry experience tells me that sales get to over \$5000 - \$7500 per week quite

easily 12. If this DA application was to be successful the residents now & in future get to live with it & unfortunately it is the EHO at Council who gets left with the job of "policing" this - ultimately costing rate payers money on the resources needed & constant back and forth.
Yours Sincerely. E. T Hughes