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01/08/2019

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**RE: DA2019/0652 - 27 / 1 Jubilee Avenue WARRIEWOOD NSW 2102**

Our business operates from the office and warehouse adjoining the property that is the subject of this application.

I have met and discussed possible issues with the 2 other Daily Dog Care Businesses "DDCB" in the area to understand possible issues.

Both other "DDCB" in the area have the following in common:

- they operate from detached premises i.e. no adjoining walls
- they are in very low traffic areas
- they have dedicated off street parking separate from other businesses near by
- both advise that noise is an issue that needs to be managed: examples were by both given that once one dog started barking, they would all start barking if triggered by a truck going past or a dog starting a grooming session.

We have a number of concerns with this DA:

**Noise**

On a number of occasions in the past few weeks there have been quite a few dogs on the premises. I don't know if they have already been operating but the noise when they bark is not compatible with adjoining properties trying to conduct telephone discussions and meetings. See "DDCB" comments above.

The intended business is not compatible with businesses that have adjoining walls. Furthermore, the property is fully surrounded by concrete walls, floors and ceilings which will result in any noise carrying to all 18 businesses on the same level in the complex.

**Smell**

We understand that it is intended that waste be stored in front of the property daily for collection. The risk of smell escaping on a regular basis is incompatible with our business. It can get extremely hot on summer days. We have many certified organic products that would become unsaleable if affected by smell from dog waste.

**Traffic/Location/safety**

The property is directly in front of the entry driveway for 18 industrial units. There are small and large trucks coming and going all day.

It is inevitable that dogs will get off leads at some time due to a customer or one of their children not having a dog on a lead before opening a car door. What happens when a dog runs in front of a truck being chased by a child?

A couple of years ago a dog was run over and killed by a truck right in front of the property.

This is a foreseeable accident waiting to happen.

#### Parking

There are only 2 dedicated parking spaces in front of the property. There are 3 other dedicated parking spaces on the opposite side of the shared private road adjacent to the main entry. The street parking is fully used between 7:30am and 5pm and is not generally available during the day.

There is clearly inadequate parking for a retail business of this nature that would have people dropping off and picking up dogs at anytime. The layout forces people with dogs to be walking in a shared area with high truck traffic.

We have enough problems with members of the public parking in front of our warehouse now without this making it worse.

#### Numbers of Dogs

We understand that the DA is for a maximum 8 dogs a day.

We are advised that the other 2 "DDCB" in the area operate on 19 and 45 dogs a day respectively and struggle to make a decent profit. They also advise that the net daily rate is approx \$40 plus GST on average.

We are concerned that the DA for a maximum of 8 dogs is not commercially viable and will inevitably lead to an application to increase the numbers at some time in the future. Simple maths is approx 240 days a year (allowing for holidays) x 8 dogs x \$40 = maximum income of \$76,800. We understand the rent is approx \$60,000 plus 3 staff and all other costs.

This cannot be allowed to be approved and then increased at a later date.

#### Conclusion

The operation of this type of business is incompatible with this location.