

This DA Submission Form must be completed and attached to your submission.

DA No: N0243/16

The Interim General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

(Fax No: 9970 1200)



Name..... John Sharp
Address..... 3 Palm Road
Newport 2106
Phone..... 0417933769
Date..... 28/6/16

Proposed Development: Installation of a self-serve dog wash machine ancillary to an existing veterinary hospital and associated works

At: 1 PALM ROAD NEWPORT NSW 2106

I have inspected the DA plans and related documents. I have considered them in the context of the relevant planning instruments or policies.

☒ Yes ☐ No

I am willing to provide expert reports to supplement my comments should a conflict in opinion arise.

☐ Yes ☐ No

I am willing to provide evidence to the Land and Environment Court if the application is appealed.

☐ Yes ☐ No

In the interests of public transparency please note that your submission in its entirety will be available to the applicant or other interested persons on request and will also be made available on Council's internet site through Council's transparent Development Application Tracking process. You are encouraged, as is the applicant, to discuss with each other any matters that may be of concern.

COMMENTS: (You may use the space provided or attach a separate document).

Please see attached

Name: Tim Signature: [Signature] Date: 28/6/16

Disclosure of Political Donations and Gifts (sec 147 EP&A Act 1979):

Please read the information enclosed concerning political donations and gifts disclosure and, if relevant, tick the box below and provide details of the donation or gift on the disclosure statement available on Council's website:

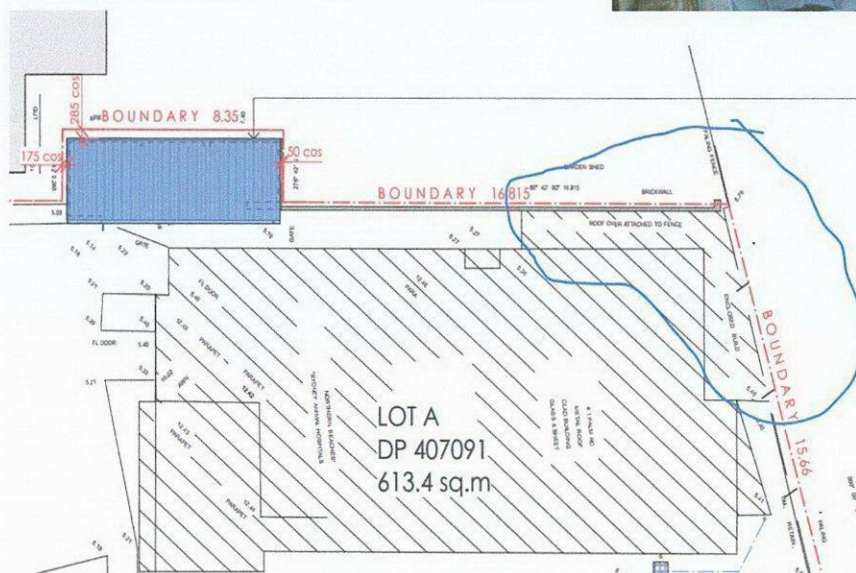
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Comments in regard to DA No: N0243/16

The proposal does not meet the guidelines for setback, The existing development already exceeds the guidelines for set back with parts of the building already extending to the boundary

In the applicants statement of effects they seek a variation to the 1 metre setback control is sought , we feel that our shared boundary is already developed



to the limit all without council approval. From south to north we have an extension of the building to the boundary line with a tin

roof, a mesh cat run enclosure, a dog wash and a car park. No landscaping and all hard surface- hardly minimal encroachment. The irregular boundary already a disposition for our property, would become a sizable negative financial issue for our property if a dog was is installed.

The dog wash also creates additional parking issues in the street which is allready very heavy at times.

The dog wash has severley impacted on our amenity and

privacy, have essentially a public area on our boundary (under our kitchen window , next to my daughters bedroom) together with the commercial dog grooming performed by the vet clinic.



I don't know if the original approval for the vet clinic would cover this new additional use of the site as a pet grooming salon.

The acoustic report was a very small sample of only 2 hours, and definitely higher levels could be observed with a bigger sample, for example some dogs cry /yelp when washed

We don't believe a semi enclosed structure as detailed in the acoustic report will be sufficient to alleviate noise issue, in our opinion it would need to be fully enclosed with four walls and a self closing door and not incorporate the existing brick fence as part of its structure.