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**To:** DA Submission Mailbox  
**Subject:** Online Submission

19/10/2022

MR Tyler Johns  
12 / 10 Francis ST  
Dee Why NSW 2099  
[REDACTED]

**RE: DA2022/1510 - 9 Francis Street DEE WHY NSW 2099**

I have some serious concerns in regards to the development of the "mixed use development to accommodate a café, church, conference centre, boarding house and two level of basement car park."

**Summary:**

This development is going to take multiple years, disturbing the densely populated area of Francis Street with large commercial grade construction, making it almost impossible to work from home due to ongoing construction noise and vibration, and add large amounts of congestion during and after the build in return for minimal benefits to the community.

The parking situation alone should be enough to reject this application as it is clear that this is not enough. 34 Spots for 51 dwellings + managers + staff + café staff + community is entirely inadequate. The DA was rejected last time, and reducing the size from 70 boarding houses to 51 does nothing to fix the problems that still remain. It is massive overdevelopment of a site that will cause more harm than good.

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1. Construction: I am a geotechnical Engineer and am keenly aware of the issues a build like this is going to present.

a. This building will require a 9m excavation for its parking. 4m of that is through sand, and 5m of that is through rock. This will require massive piling and earthworks along the boundaries of the property. Any excavation mistakes (and they do happen) will cause significant damage to neighboring properties. The excavations through Rock will require significant grinding, sawing, and hammering for extended periods of time. Local residents and businesses will have to deal with considerable noise and vibrations for the multiple years of building. The surrounding buildings were built in the 1970s and the geotechnical report does not even attempt to address potential likely vibration damage to neighboring structures.

b. A Multi-year construction and excavation project will interrupt anyone working from home, or in any of the nearby businesses. For a project this large, it will essentially turn Francis Street into a construction site for the two-three years. Concrete trucks, Scaffolding trucks, excavation and piling rigs etc, the 20+ trades vehicles that will be there every day and have to park on the already non-existent street parking. Any business that currently operate on the street will be heavily impacted by the works as no one wants to hang out near a massive construction site.

the construction alone is going to create a further back log of traffic, increased commute times and further risk to public safety, on a stretch of road that has high foot traffic of children of all ages.

2. Size: Francis Street and Fisher Road is home to a series of low-lying brick apartments. While development in the direction of cafes and community-oriented shops is welcomed, a 6 Storey "boarding house" with a single café is not it. It will not only dwarf any of the neighbouring buildings, but will block any views and light from anyone in the vicinity of this development. A 6-story building sandwiched between a 3-storey and 2 storey building is massive overdevelopment of the site.

3. Parking: There is already minimal parking available on Fisher Road, and the parking situation on Francis Street is similar. Almost every apartment building in the area has a parking space for every single unit and the street is still full at all times. The current church carpark is used as ad-hoc street parking as it is. Adding a 51-room boarding house + Live in managers unit + Café, + church + Community centre will have the entire street backed up.

a. Providing a measly 21 car spaces and 12 disabled parking spots for a potential 100+ occupants and guests and visitors is entirely inadequate. It is placing the burden of the entire development on the already straining street.

4. Traffic: With a potential 50+ more cars frequenting the street searching for parking on the regular, congestion is only going to get worse. The KFC drive through, as anyone who lives here can attest to, already backs up halfway down Francis Street, blocking the street during the afternoon rush. The Dee Why Fire Station and Dee why Police Station are both located in close proximity and will likely be hampered by the increased traffic.

5. Liveability: 19m<sup>2</sup> per room, no personal kitchens, two shared kitchen benches split between 10 rooms. A potential 20 people sharing the same two kitchen benches in a 30m<sup>2</sup> "living space" is insulting. Especially since this is designed with accessibility in mind. Do you expect the occupants to share dinner with each other? How are between 10 and 20 people going to cook dinner in one area at dinner time? Share one communal couch and one communal TV? Or are we discriminating against lower socio-economic people and disabled people assuming they won't have standard 9-5 jobs and will not likely be eating dinner between 6-8pm. One 30m<sup>2</sup> living room to share with 10-20 people every night unless they want to sit in their bedroom is also insulting.