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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 25/10/2022 12:44:00 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

25/10/2022

MRS Lisa Bousfield  
Suite 30 / 22 Fisher RD  
Dee Why NSW 2099  
[REDACTED]

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

RE: DA2022/1510 - 28 Fisher Rd, Dee Why 2099

I would like to submit my concerns in relation to the mixed use development at 28 Fisher Rd to accommodate a boarding house, conference centre, church and café.

I have worked at the above address for over 30 years now as well lived in the area for longer than this and have witnessed growth and changes in Dee Why over recent years which I am all for and most are well done, but it seems this one doesn't seem to be taking everything into account.

Fisher Road is already a car park especially during peak hour traffic times banking up past the Fire Station and Police Station. I can't even imagine these services being able to operate effectively with an additional 100+ people and cars in their very near vicinity. Infact there should already be a right hand turning arrow at this set of lights in all directions as it is already unsafe and almost impossible to turn at without a near disaster. When we exit our car park from work our vision is already hampered when vehicles larger than a car are parked near this area and I for one have already experienced an accident here, imagine adding in trucks, lorries, builders and labourers to this already congested area, no child will be getting to school on time in Dee Why or Narraweena for quite some time that's for sure.

My Business is consultative, we meet with and interview people all day both face to face and via Zoom which will be severely hampered by the noise, dust, traffic both during demolition and the building phases and infact after if this project were to go ahead. And this will not be a quick build but likely at least 18 months, we are already experiencing major building works being carried out between Fisher Rd & Pittwater Road and this has been extremely disruptive and that's a little further away.

Our balcony at the office looks directly onto the boundary line of Lot 28 (only 3 meters away at most) so this is a very real concern, we will also lose all direct natural light and complete privacy.

As you would be aware Fisher Rd and Frances St are highly residential as well hold a number of professional small business that are all low rise and will be impacted in many different ways, traffic congestion before and after being a lasting issue, not to mention lack of light and privacy. Most people also now work a hybrid working model meaning they work from home at least 2-3 days per week, that means the majority of people living in this area will be severely impacted by the noise daily.

Also in a world where most people drive and own a car and every other apartment building in and around Dee Why is required to have at least one car space per apartment it boggles my mind that you would even consider a development where there are only effectively 21 car spaces available for 51 dwellings which means approx. 80+ people (and that's at best the likelihood is the numbers will be far greater than this) when you include the church, conference centre and café staff, as the other 12 spots are for the disabled so most people will not be able to use these. This alone should be a reason to reject this over development.

My other issue is that they are trying to fit in far too many rooms into this development severely impacting the quality of life for anyone who would likely live there. The rooms themselves are less than 20m<sup>2</sup> and common living areas and dining areas are way too small to accommodate the number of people and too few. It would be a depressing way to live for anyone, there would be a complete lack of privacy and space.

I agree we should be building more affordable housing for people locally and Dee Why is also a great area to do that in however I do not believe this is the right location for such a project. It is like they are trying to squeeze as much as they can into a very small space rather than find a larger site that would allow for larger rooms and common areas and way more parking. And no-one is taking into account the traffic issues, they already exist and are already an issue, this will only make everything so much worse and the Police Station and Fire Station will 100% be impacted by this over development which means our services and quality of life and safety will also be impacted long term.

I am opposed to this development in this form, there should be larger rooms for living quarters, way more car spaces at the very minimum for this development to go ahead at any location. If not I worry about the Mental Health and Well Being of all living in such a place. However even if these issues were to be addressed at this location I believe it would still be untenable due to the impact on the Fire and Police Stations alone and due to already existing traffic congestion we live with which has never been addressed and will only become ten times worse. And none of that even takes into account the impact a dwelling of this size will have on my day to day business and my quality of life around noise and lack of natural sunlight and privacy.