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**Sent:** 19/01/2021 3:51:00 PM  
**Subject:** DA2020/1597 - 67 Pacific Parade DEE WHY NSW 2099 - Submission  
**Attachments:** Dev App 67 Pacific Parade DEE WHY\_20210118.pdf;

Attention Anne-Marie Young  
Principal Planner

Dear Anne-Marie,

Please find attached my letter to council outlining my objections to the proposed development DA2020/1597 located at 67 Pacific Parade, Dee Why.

Kind Regards,

Alistair Grice

Richard Alistair Grice  
9 Leedon Heights  
#29-21  
Singapore 267954  
Alistair.Grice@gmail.com

18<sup>th</sup> January 2021

To Whom It May Concern,

**RE: DA2020/1597 - 67 Pacific Parade DEE WHY NSW 2099**

I write to council on behalf of my wife and I as owners of a property at 64-66 Pacific Parade, Dee Why located directly across the road from this proposed development.

While I support the creation of more low-cost housing in the Northern Beaches I believe that the approach being taken for this particular block is completely out of scale for both the block, the surrounding properties and the available amenity of Pacific Parade with a resulting negative impact on the current residents of properties surrounding the proposed development.

In the council Urban Design Referral Response (06/01/2021) it is noted that;

1. The proposed boarding house is big increase in unit density and does not comply with the built form control and as such the amenities to the neighbouring residences are affected
2. The proposal does not comply with side setbacks, side boundary envelope controls and basement setback with amenities to neighbouring residences having been compromised
3. The extent of basement excavation of 3.5 storeys is concerning on the narrow site with the required bore piles which will encroach on the required setback not being indicated on drawings
4. Middle units are overlooking units within 65 Pacific Parade
5. The landscape requirement of 50% has been disregarded by a factor of over 20%, currently the proposal is at 39%
6. At 26 units the proposal is an over development of the site with excessive building control breaches. The design should be softened to minimise the look of a commercial property within a residential area.

I also note that there is provision for a communal common area on the roof of the building. Given the close proximity to neighbouring apartments, the necessity for all residents to use this as their main outdoor space on the development and the way that noise travels upwards and outwards I believe this particular aspect of the design will have a hugely detrimental effect on the amenity of surrounding neighbours.

I also wish to draw attention to the complete disregard for the current parking situation on Pacific Parade within the Traffic and Parking Impact Assessment prepared by Stanbury Traffic Planning.

The report states that there is, "capacity to accommodate up to 14 and 12 passenger vehicles along the southern and northern sides of Pacific Parade within 50m walking distance of the subject site; and there is capacity to accommodate 12 and 11 passenger vehicles within The Crescent between Pacific Parade and Carew Street (within 150m walking distance of the subject site).

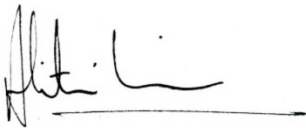
As a resident of over seven years duration before relocating to Singapore in November 2020 I totally refute this assessment. Whilst during the period between 7-9am there are available parking spaces, from lunchtime onwards very few parking spaces are available and arrival after 4:30pm means virtually zero spaces exist and ones that become available are taken within minutes.

Further I note that under the business plan the owners of the boarding house are proposing to charge \$25 per/week to their customers for use of a space. Given many of their residents will already be on low incomes I suggest many will be unable to pay for an available space and will be forced to take their chances on the street.

In closing I reiterate that I believe that development is not suitable for the proposed site, is over-sized, too dense and will have a negative impact on the amenity of surrounding neighbours, as is stated by a Northern Beaches Council officer in their assessment to the council.

I urge members of the council to listen to the views of their team and existing residents and to reject this development application.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Alistair Grice', with a horizontal line extending to the right.

Alistair Grice  
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