
Sent: 21/10/2020 5:43:08 PM
Subject: Online Submission

21/10/2020

MR Roger Murphy
14 Jenolan CL
HORNSBY HEIGHTS NSW 2077
rogerf.murphy@gmail.com

RE: DA2020/1167 - 9 Francis Street DEE WHY NSW 2099

DA2020/1167
28 Fisher Rd & 9 Francis St Dee Why

Dear Assessment Officer.

I wish to bring to your attention a number of concerning aspects for the above listed DA.

Council received the submission on Sept 22 2020, the DailyTelegraph highlighted the DA in it's publication of Sept 26 2020 and Council opened the submission period from Sept 30 through to Oct 21 2020.

The proposed DA has not been through a community consultation process prior to submission. The work undertaken by the Architect shows that plenty of time for community consultation was available. It is unsatisfactory that yet again community comes last for a proposal that is heavily associated with community. I refer here to the Councils CCPP Pg 5.

The proposed DA includes a statement that "dire need" exists for social housing of the type proposed. There is no supporting evidence for this statement. The proposed 160 persons on an area of 1400 sq m is well above the current Brookvale-Dee Why ratio of 42 per 1000 sq m. Brookvale-Dee Why has double the population density for NorthernBeaches and this proposal increases that disparity even more. Surely thinning the population density through the Council would have beneficial outcomes such as reduced local traffic, reduced noise across the locality, reduced air pollution and improved air quality. The proposal impacts on all points as it increases traffic on Francis St, increases noise outcomes and reduces air quality by having exhaust emission going into the air. The proposal includes cyclist and motorcycles in the parking space and Francis St is certainly not cycle friendly. Maybe wheelchairs are to be in use also.

Hence traffic calming, especially on Francis St is required, noise mitigation needs significant improvement and all exhaust emission should be retained on the site, akin to water recycling. The footpath of Francis St does not accommodate 2 wheelchairs and the St itself is not cycle friendly.

The proposal places an 11m building on 9 Francis St which directly impacts on properties to the South especially 7 Francis St and more so on the occupants in the middle units. The shadow diagram may well be all that is required, it does not highlight the impact on the middle units. For them the level of direct solar access, currently enjoyed, is reduced significantly.

The DA claims solar access (minimum 3 hours) is met for units at 7 Francis St and shows a NE & NW unit with Sun on June 21, it does not explain the detrimental outcomes for the shadowed units for many months of the year. These units will suffer additional heating costs, reduced air flow and mould problems, less direct sun for drying clothes in natural conditions, especially in Winter months, as well as being impacted by overlooking units within 7 metres. Generally the more buildings packed together the outcomes are increased temperatures and reduced air flows which are detrimental to the health of the people. These units will bare additional costs to overcome the negatives of the 11m building on 9 Francis St.

All communities benefit by diversity and there are plenty of examples of "gated communities" that become exclusive. This proposal effectively brings a gated community to Fisher Rd-Francis St for persons with special needs with the Baptist Church seeking a building with high level of NDIS features. There is no guarantee that the facility will remain as currently defined.

A much better environment for all is to diverse the population across all areas of society and there is plenty of space for such in NBC. The disparity in density for the NBC, cf Brookvale-Dee Why and the rest is in the order of 2:1. Exclusive gated communities bring problems of disassociation from general community and this proposal certainly is aimed at exclusiveness.

Sincerely
Roger Murphy