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**Sent:** 22/01/2021 11:40:45 AM  
**Subject:** Online Submission

22/01/2021

MRS Alison Boschen  
ST  
NSW  
alison.boschen@gmail.com

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

RE: 67 Pacific Parade, Dee Why, NSW 2099 Boarding House Development Application  
DA2020/1597

22/01/2021

Ms Anne-Marie Young,

I refer to the application DA2020/1597 and write to lodge my objections to the development application.

- The lack of planning for sufficient car parking spaces will cause disruption, to Pacific Parade, The Crescent and surrounding areas too. Parking is hard to come by as it is. The development plans do not take into consideration the limited on-street parking in the area. Increased congestion and traffic accidents will be a direct result of this development being approved.
- The building plans violate building code regulations at the rear, the sides and in the basement. The height goes above the building envelope and will significantly reduce sunlight for adjacent properties. It will also overlook these properties.
- The proposal does not include details of appropriate excavation and construction methods to avoid significant impact to neighbouring buildings. The depth of the building planned should be cause to regularly monitor and check on potential cracking and movement of adjoining structures.
- The rooftop terrace will overlook neighbouring apartments. There is not enough consideration in the design for reducing noise or ensure privacy for the neighbourhood. This is confirmed by the acoustic engineer. The control measures suggested will be impossible to sufficiently enforce. The council should expect this to cause significant ongoing monitoring and compliance issues.
- The proposal is not compliant with Affordable Housing SEPP. Many of the rooms are above the maximum 25m2 - see Rooms L301, 302 & 303. Therefore, the development is not in compliance with the Affordable Housing SEPP requirements for boarding houses and should be rejected by the council.
- The 'affordable housing' label on this development proposal does not seem justified. \$500-\$525 for 25m2 is way above market value for a traditional 1BR apartment, and is not within the NSW AffordableHousing Ministerial Guidelines of 'affordable rent'. This for-profit development is attempting to enjoy concessions, exemptions and waivers in order to charge extortionate

rental rates, meanwhile causing significant detriment to the amenities of neighbouring properties.

I urge you to reject this proposal and carefully consider any re-submissions made by the developer. Small changes to the plans will not be sufficient to rectify the issues with the current proposal.

Kind regards,  
Alison Boschen