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26/02/2025

MS Jacqui McLeod
14 / 172 - 176 Pacific PDE
Dee Why NSW 2099
[REDACTED]

RE: DA2025/0024 - 158 Pacific Parade DEE WHY NSW 2099

Introduction

We write to lodge our objection to the development application on the following grounds:

- Further impediments to already constrained traffic access
- Increased demand on already limited street parking
- Deterioration of surrounding residential and public amenity.

We note numerous submissions from surrounding residences, objecting to the proposed development on similar grounds. Further details of our own arguments in support of these issues are provided below.

Traffic access

The proposed development would be located on a highly constrained site for traffic access. The car park entry is proposed for The Strand which has one way traffic and street parking down one side. The street already accommodates access points for a busy service station and motor mechanic premises. The car park entry for the proposed development would be opposite the garage, adding to the congestion along the street. We concur with the key point raised in Stephenson's submission, questioning the practicality and efficiency of the car lift for onsite parking which is onerous and time consuming to use, potentially creating queueing and traffic congestion at the access point.

In addition, vehicles travelling east on Pacific Parade turn off into The Strand for thoroughfare or to look for street parking. There are already regular bottlenecks at intersections along The Strand, including roundabouts at Griffin Road and Oaks Road intersections.

The additional traffic generated by the proposed development would create unacceptable further congestion and disruption to the flow of traffic along the eastern section of Pacific Parade, Griffin Road and The Strand.

Car parking

Our building is a residential block of 15 units with strata titles, under Strata Plan 4899 at 172 Pacific Parade. Each unit has a single garage and there is no provision for any other parking onsite including no additional car spaces for units or visitor parking.

Street parking in the area around the eastern end of Pacific Parade is already very limited,

due to current demand from existing unit blocks and residences including single dwellings that often have limited or no onsite parking. This street parking has added demand from visitors to Dee Why beach and The Strand precinct.

As stated above, the expected inefficiency of the car lift to access onsite parking for the proposed development is likely to result in residents using street parking instead. It's also unclear if the access point to the onsite car parking will result in loss of precious kerbside car parking spaces in this section of The Strand which are already in constant use, leading to further demand on nearby street parking.

In addition, there is no parking provided for the commercial tenancies which are dependent on street parking, competing with the parking demand for residents.

With the proposed 9 residences in this vicinity, it will create further pressure on the already limited street parking beyond what is provided in onsite parking.

Residential amenity

The lot size for the proposed development is considerably smaller than surrounding lots, being close to half the size. Added to this is the location of the site in the intersection of 3 roads. The site in itself, is an intersection. Therefore, the proposed 3 storey building is oversized and out of scale for the site and its location and would form an imposing structure on surrounding residential buildings and their amenity.

The Dee Why beach precinct is family friendly, with the beach side park area, shopping and eateries heavily used by visitors. New unit development continues on many sites near Pittwater Road and along the roads leading to the beach, including Pacific Parade, Oaks Avenue, Howard Avenue and Dee Why Parade. For example, there is a substantial redevelopment of 3 single dwelling blocks to a residential flat building with 16 apartments at 151-155 Pacific Parade (DA2022/0837) on the corner of Pacific Parade and Griffin Road, diagonally opposite the proposed site. This 4 storey development once completed and if in combination with the proposed development at 158 Pacific Parade, will create additional imposing structures on the surrounding residential and public amenity, likening the overall feel to "wall to wall units".

The current development works at 151-155 Pacific Parade have been in progress for over 12 months, beginning with demolition, excavation and now into construction creating excessive noise for long periods of the day and often into evenings and weekends. The development is only at the stage of constructing the building frame so there are many more months of noisy works before full completion.

Living near these works, construction fatigue is being felt by many residents and it's time to give us a fair go.

Jacqui McLeod
Secretary
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