
Sent: 25/01/2021 11:20:40 AM
Subject: Development Application Number: DA 2020/1597

Attention Anne Marie Young

My name is Gregory O'Leary and as a resident of Pacific Parade in Dee Why I am writing to you about the proposal for the development of affordable housing at 67 Pacific Parade Dee Why.

I am against this proposal for the following reasons

1)Cramming people into micro apartments that are too small for people to live in on a full time basis.

I feel the proposal as it stands is too big for the size of the land that it will be on affecting the amenity of the surrounding neighbourhood.

In the proposal it has been stated that a manager will be on site 24hours per day will that be compulsory ?

What is to stop the owner of the Complex leaving an email address and phone number for noise complaints to get around having a full time manager on site.

If the onsite manager is not present as required will the Police be called by neighbours to quieten down the residential noise and to sort out disputes of people living in cramped environments.

Is this just a way to bring in backpackers into areas zoned as residential areas?

The Excavation

Whilst construction is taking place is the developer responsible for repairs to existing buildings or can they claim damages were not caused by excavation and construction therefore leaving neighbouring unit owners with costly repairs to their buildings?

Car Parking

The proposal states there will be 13 car spaces on site with the site manager living on site I am assuming the site manager will have a car space therefore only 12 car spaces on site for 52 residents.

It is my belief that the developer should be made to provide two car spaces per micro apartment plus 10 visitor car parking spaces making it the duty of the developer/owner

to provide proper car parking for all residents as on street parking in the Pacific Parade area is at capacity.

Note

For development Proposals to be submitted it should be a mandatory requirement that a minimum of two car spaces per unit and be met and this should be made compulsory by the Northern Beaches Council.

Privacy Concerns

As it stands the roof top terrace allows a direct line of sight into neighbouring properties if the roof top terrace can't comply with concerns raised by local residents then it shouldn't be constructed.

As a resident of the Dee Why area I feel that the Dee Why area has absorbed a lot of the local government housing targets over the years and it is time to put a moratorium on future development applications in the Dee Why area and development should be spread more evenly across the Northern Beaches Council Local Government Area.

Regards

Greg O'Leary

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