
Sent: 15/10/2020 11:19:05 AM

Subject: Objection to Re DA2020/1167 - Development 9 Francis Street Dee Why 2099NSW

Re DA2020/1167 - Development 9 Francis Street Dee Why 2099 NSW

My name is Daniel Rogers and I am the owner of Unit 2/7 Francis Street, Dee Why and I am writing to you around my serious concerns about the development proposal of 9 Francis Street Dee Why, DA2020/1167. After reviewing the development proposal, I have major concerns around:

1. Reduced solar access for all residents of 7 Francis street. I have solar panels on my roof and by our calculations, we will loose around 6 hours of solar access between 9am and 3pm to their living areas each day during winter. Specific calculations for our unit (2) suggest that we will loose ALL of our sunshine between 9am and 3pm for a full 5 months, from late April to late August.
2. This will substantially increase the amount of energy we all have to use to heat in winter, reduce solar panel efficiency and increase temperatures in summer. This will also affect the whole block, as the thermal mass will not have the opportunity to warm throughout winter. The significance of the block will affect access to wind, increasing humidity and potential for damp. This will also cause extra energy use during summer as the thermal mass of the block will have less chance to cool.
3. Noise from the proposed rooftop open space.
4. Reduced privacy with such a tall building being built right next to our property
5. Expulsion of particulate & pollution from the underground garage (40 cars) and commercial kitchen
6. Any significantly dense area of a single demographic can potentially create a ghetto type environment. Bear in mind the residents only have about 20sqm each in total.
7. Traffic is already dangerous on Francis street, adding more cars, bicycles, pedestrians (congregation, cafe & conference facilities) is going to exacerbate that.
8. It's an ugly square blockish design which does not fit into the already established buildings.

From the above points, I would like to strongly object to the proposed development of 9 Francis Street and suggest the church to consider other uses for this space. Not only will the proposed development cause material reduction in suitable living as highlighted above.

Please let me know what the next step will be.

Thanks, Daniel Rogers