
Sent: 20/10/2020 9:10:52 PM
Subject: Online Submission

20/10/2020

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

DA2020/1167

We have lived in Dee Why for 15 years and have spent our whole lives on the Northern Beaches. I object to the development application for 9 Francis Street for these reasons:

1. Significant pollution from the underground garage (40 cars) and commercial kitchens.
2. The sheer size of the block will affect access to wind, increasing humidity and potential for dampness. Not only will this impact the inside of our units, it will also impact the block and our contents within the garage area. This will also cause extra energy use during summer as the thermal mass of the block will have less chance to cool.
3. Notable ambient noise from the proposed rooftop open space. There is already an open space on the other side of us and the noise travels from there considerably and is highly disruptive, at all times of the day. The noise from this area would be very concerning as we already know how much it travels.
4. Exceptionally reduced privacy due to the high rise living directly above our living space. Our unit has large windows spanning across both levels and completely covering the walls facing the proposed development. This would decrease our sense of privacy as it is usually has a parking lot facing our backyard, living areas and main bedroom. The parking lot created distance from the neighbouring units and meant privacy. This will drastically change with privacy removed.
5. Increased traffic in the area will cause significant delays, pollution and parking issues. Traffic is already a big concern in Francis street, - adding more cars, bicycles, pedestrians and people of disability into the mix (congregation, cafe & conference facilities) will greatly exacerbate that.
6. Due to the type of residential living (20 spm per person), such a dense population will cause an increase in loitering and significant usage of outdoor areas. This will again increase noise, pollution, and create the potential for people to feel unsafe.
7. This building will impede solar access for the majority of the year and will cause an otherwise sunny apartment to become unlivable. The appeal for our unit is the sunny and bright environment, a dark townhouse will not encourage renters to live here either.
8. With people working from home more and with no plans to return to an Office, this development would impact their quality of workday at home, mental health and ability to concentrate and block out neighbouring noises and distractions.

I urge the council to reconsider and be extremely cautious with respect to this proposal. I can confidently say this will impact all current residents in Francis and Neighbouring streets negatively and cause an undesirable area that would tarnish the positive changes in recent years for Dee Why. We have loved living in this area and watch it grow and change into the beautiful community we became a part of. This would considerably alter the community and the growing reputation of Dee Why.

Kind Regards,

Residents of 7 Francis Street Dee Why.