
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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14/02/2025

MR Rod Inkster
173 Pacific PDE
Dee Why NSW 2099
[REDACTED]

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

RE: DA2025/0024 - 158 PACIFIC PARADE, DEE WHY DEVELOPMENT APPLICATION FOR A PROPOSED MIXED-USE DEVELOPMENT

This is simply a complete overdevelopment of the 543.8sq m site

The BCA assessment report already identifies 3 non-compliances in the design that will need to be resolved to comply with the various Regulations and Codes.

My major objection is the impact that this will have on the on-street kerbside parking.

Obviously there will also be impact on views and privacy and although it will not directly impact me, I can understand other people's concerns.

The 21 page traffic report while professionally compiled is full of references to regulations and codes, calculations and assumptions but lacks common sense.

While parking for the current trade appears to be catered for, although it includes the paid parking areas (7am to 7pm) and the timed parking zones (6am to 6pm), it is laughable to claim a 72 car parking credit when the other 21 restaurants and eateries also share the same on-street kerbside spaces due to none of them having dedicated on-site parking.

It is obvious to most that many vehicles parked in the on-street kerbside spaces are resident's vehicles. Less spaces are available in the evening as workers return home also with many tradie vehicles occupying spaces. Most of the residences in the area are units and on-site parking does not cater for the number of vehicles necessarily associated with a block due to the ridiculous Min SEPP/DCP parking rate that suggests fractional car spaces per dwelling. Granted not everyone has a car but I have yet to see a fraction of a car and many dwellings have multiple vehicles (cars, trailers and caravans). This is exacerbated by many residents using their garages as storage spaces and not housing vehicles.

I see the necessary inclusion of a vehicle car lift no more than a toy rather than an efficient solution to on-site parking. Are residents going to be happy to use a one way at a time, single vehicle lift and what queueing effect will this place on the street.

The disruptions caused to traffic flow will be significant during construction, exacerbated by the one way directional change to The Strand which reroutes traffic via Oaks Ave and Pacific Pde.

Apart from the impact on views from many units the proposed development in my opinion is not suitable for the location.