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Subject: Online Submission

31/08/2021

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2 / 23 Howard AVE
Dee Why NSW 2099
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RE: DA2021/1336 - 1 / 23 Howard Avenue DEE WHY NSW 2099

To whom it may concern,

The proposed alteration is on the second floor of 23 Howard Ave. The second floor is zoned as commercial offices. Two commercial offices are located on this level. One being a dental surgery and the other a business office that this DA pertains. The second floor has been zoned commercial since the being built. The floor contains the bathroom for both the first and second floor commercial offices. Reclassifying unit 1 to a serviced apartment would be detrimental to the dental office. The shared hallway is small and the smell of cooking and constant guests rotating in and out would be unprofessional to the business occupants on the floor classified as business only. The service apartment would result in multiple guests coming and going and a lack of accountability for any issues that may arise, such as noise, smell, and traffic. The existing dental office has delicate medical equipment such as a microscope, intraoral x-ray, CBCT 3D x-ray, Oxygen and nitrous gas for sedation of patients that is connected to the walls of the dental surgery. Any approvals should take into consideration the nature of the business being performed in unit 2. I understand the owner/family member of unit 1 is on the strata committee for the building. It is imperative that unit 1 remain classified as a commercial premise and not a serviced apartment

Kind regards,

James Wealleans