
Sent: 12/10/2020 3:49:10 PM
Subject: DA 2020/1167 28 Fisher Rd Dee Why

Dear Sir/ Madam, I am a director of Caltier P/L the part owner of lots 24 and 25, 22-26 Fisher Rd, Dee Why which is the immediate southern property adjoining the proposed development.

I have worked in the centre of Dee Why for approximately 40 years and believe that I have sufficient knowledge of the area to be able to comment on certain aspects of the development. My comments appear below:-

- **Parking** - there is already a shortage of short and long term parking within the Dee Why CBD. The proposed development which in my view is a gross over development of the site will only add to the parking shortage. I am aware that the applicant is of the view that there will be adequate off street parking for the residents and staff. In reality there will be further pressure on street parking leading to illegal parking in neighbouring buildings resulting in tensions with the existing owners and residents of the proposed development.
At 22-26 Fisher Rd Dee Why the strata owners have battled for many years with illegal or unauthorized parking. It is a very real problem now and will be further exacerbated by the proposal both during and after construction.
- **Traffic Management**- as anyone who has travelled south or north during the morning and afternoon peak hours would know it is not unusual for Fisher Rd to be grid locked between St Davids Avenue and Pittwater Rds. The increase in traffic flows which will be generated by the proposal will only add to the problem. The entry and exit points from the proposed development are in Francis Street which means that nearly all north and southbound traffic will need to exit Francis Street via the intersection of Fisher Rd and St Davids Avenue. This will not only impact the traffic flows from Francis St but also for the traffic wishing to turn right out of St Davids Avenue into Fisher Rd in both directions, which includes buses turning right out of St Davids Avenue. Perhaps the solution will be to make Fisher Rd a 12 hour clearway between the roundabout at MacIntosh Rd and Pittwater Rd.
- **Fire Service**- for the reasons outlined above the extra traffic will create acute problems for the NSW Fire Station.
- **Large Trucks**- will find it much more difficult to negotiate the area owing to the increased domestic traffic and congestion. This will result in the further slowing of traffic flows.
- **Overshadowing**- will result in a loss of amenity for the nearby residents.
- **Personal Security**- the proposal will lead to an increased danger of assaults and other personal offences in the area. To argue otherwise ignores the experience of other areas where boarding houses are quite common. Consequently it should be a condition of approval that 24 hr surveillance is operable and that the on-site manager must be on duty 24 hrs per day.

I would urge Council to be extremely cautious with respect to the proposal owing to the particular nature of the application and its consequential effects which are perhaps not readily apparent.

Regards

Peter Kennett