Sent:	29/01/2021 9:46:02 AM
Subject:	Attn Anne-Marie Young- Submission RE: DA 2020/1597
Attachments:	Southwell Submission.pdf;

Hi Anne-Marie,

Please find attached my submission regarding this development. I did send a copy the other day but notice the formatting did not transfer properly onto the website. I trust the attached pdf will work better.

Thanks,

Kind Regards,

Sean Southwell

CFP® Dip FP

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Attn: Anne-Marie Young
Northern Beaches Council

RE: DA2020/1597 - Proposed Boarding House, 67 Pacific Parade Dee Why

Dear Anne-Marie,

We reside immediately adjacent to the proposed boarding house and believe our daily lives will be fundamentally negatively impacted by this proposed development. Our concerns are both general (affect many) and specific to our individual circumstances.

Onsite and Street Parking-
Regardless of the validity of any resident submissions on this subject, for a huge number of existing local residents, the impact this building will have on the availability of street parking in the surrounding streets is a huge ongoing concern. Once this thing is built it will be too late to change it.

The current DA has no regard for and in fact completely dismisses the impact it will have on surrounding street parking by arrogantly claiming because it meets the reduced requirements enjoyed by "affordable" developments, it CANNOT be refused on the basis of parking.

This may well be correct but it is certainly not right - and it would be negligent for any consent authority to not consider the negative effect this proposal will have on the entire local street network.

(Assuming the development is altered elsewhere to actually comply as an "affordable" development- if a parking space is allocated to the on-site manager, as it inevitably will, the 12 remaining spaces for residents is still below the 13 minimum spaces required for residents in an affordable development. Under current proposal, for this development to be approved, the manager CANNOT be allocated a space. Pretending now in the DA to not allow for a car space for the manager to sneak in under the rules is a cynical misrepresentation and should be rejected. Regardless, providing a total of only 13 car spaces for up to 52 *young professionals* is woefully inadequate and will result in severe impact for the entire surrounding area.

The street parking report deliberately plays down any impact and vaguely cites "recent observations" to erroneously describe the surrounding street parking congestion as "moderate". This may selectively be the case in the middle of the day, but anyone who lives in the area knows we are already at capacity on the streets in peak times. It is routine for locals to circulate looking for an elusive spare parking spot when returning from work in the evenings. This new development will actually reduce street parking spaces by at least one.

Up to 52 people create a lot of activity. This development provides zero onsite parking capacity for deliveries, tradespeople, moving vans or visitors, let alone for the 39 of up to 52 residents unable to rent a precious onsite car space. If tenancies average say 4 months, then on average, on 3 days of every working week, someone will be moving in or moving out- and the majority of these movements will be people without a car space. (Our relatively new existing property has two designated visitor's car spaces, but because street parking is already so hard to find, they are already often illegally taken up by residents, visitors, tradespeople and deliveries to nearby properties without such visitor parking. I can only expect this regular nuisance will become the norm with a boarding house next door.)

Even if it is deemed that further parking is not strictly required in the SEPP for this development, in this area, providing such a significant deficit of onsite parking will have a ripple effect on the surrounding streets. With such an investment of time and money being made by the council to gradually redress the planning mistakes of the past and improve the quality of life in Dee Why, it would be a travesty to ruin it all by allowing parking to become an impossible nightmare for all residents and their visitors in the wider area. We are already on the edge here…

*To avoid a deterioration to the livability of the entire suburb, any new development in this area **must** as a pre-requisite provide sufficient parking for all new residents as well as allowance for visitor parking for deliveries, visitors, tradesmen etc.*

Street Safety-
The location of the driveway just over the crest of a hill with a short sight distance presents a significant safety issue. The inclusion of stop/go lights is likely to cause blockages of vehicles waiting to exit and enter the premises. With up to 52 residents, garbage trucks will also be double parked outside for extended periods creating street blockages just over the crest of the hill. This will result in potentially dangerous overtaking / driving on the wrong side of the road.

Development Unit Density-
We believe the proposed development is (most certainly in its current form) simply incompatible with the immediate local neighbourhood. We are in the designated "medium" density zone within Dee Why. The proposed number of people to be accommodated in this development, however, will be up to triple that of nearby properties. To have such a sizeable development accommodating so many people, in such a small space, by necessity requires a larger building envelope, deeper excavation, larger communal spaces for large groups of people to congregate, many more garbage bins, the list goes on. Not surprisingly:

- The building itself exceeds local code setbacks at the rear and sides- and in the basement and excavation.
- It encroaches too close to neighbouring properties and during excavation and construction presents a significant structural danger to surrounding buildings.
- The building also currently extends beyond the building envelope of 45 degrees from a height of 5m above ground level, creating increased darkened spaces between adjoining buildings, reducing sunlight to balconies, windows and living areas, particularly to the East.

This development is just too big, with too many people to not overstep and impact onto the neighbouring properties and residents in a negative way.

The development should be re-designed to fall within normal setbacks on all sides and within the building envelope. It should be designed in a more sympathetic way to reduce impact on existing apartments especially in terms of privacy and noise. Many to the East will currently lose the bulk of their sunlight as a result of this building. The number of apartments should be reduced and every apartment should have at least one parking space.

With such close proximity to neighbouring buildings, even if basement and excavation can be reduced to the appropriate depth and setbacks, at the very least, any consent authority must mandate the use of the most appropriate excavation methods to minimize vibration and include regular monitoring and reporting of any damage, movement and cracking to adjoining structures.

Affordable Development-
We have no objection to the provision of "affordable housing" in theory and as a broad goal- as long as it is provided appropriately, in the right areas and without negatively impacting on the local area and its residents. And it must surely be at least affordable!

- As alluded to previously, the current proposal simply does not even meet the most basic guidelines for an affordable housing development. According to the SEPP, **all rooms MUST be a maximum of 25m2**. Level 3 offers loft style apartments that exceed this mandatory requirement. As such, all concessions afforded to this development, including reduction in car space requirements, should be void.
- The DA heralds a "vision" to accommodate "young professionals" looking for an alternative, affordable communal living environment and laments how unaffordable the area has become. We seriously question the bona fides of this "vision". Far from being "affordable", on a per square metre basis, these micro-apartments will likely be recorded as the most expensive residential space in Dee Why. The DA itself predicts they will let for $500-$525 (or between $20-23 pm2) per week. This is 2 to 4 times that of a traditional one bed apartment in Dee Why at between $6 and $11 pm2- **and many of these will include a parking space**. The $7M+ cost of this for-profit development no doubt necessitates such high rent figures- and renders laughable the pretence of it being "affordable".

- With an intended demographic of 20-44 year old “young professionals”, rather than public housing tenants, it would be utterly incongruous to then provide only the bare minimum number of parking spaces for residents as may be required for lower socio-economic groups. Despite optimistic forecasts from the Economic Assessment Report to the contrary, I suspect the genuine market for such dwellings will not be those who can find cheaper alternate 1 and even 2 bed options throughout Dee Why and the rest of the Northern Beaches.
- This development manipulates a well-intentioned State Planning initiative, aiming to bypass normal planning guidelines and local consent authorities and disregard the concerns and interests of surrounding residents. Sadly, if allowed to proceed, this is a project that sets back the local council’s considerable efforts to rejuvenate, improve and over time redress the planning mistakes of the past in Dee Why.

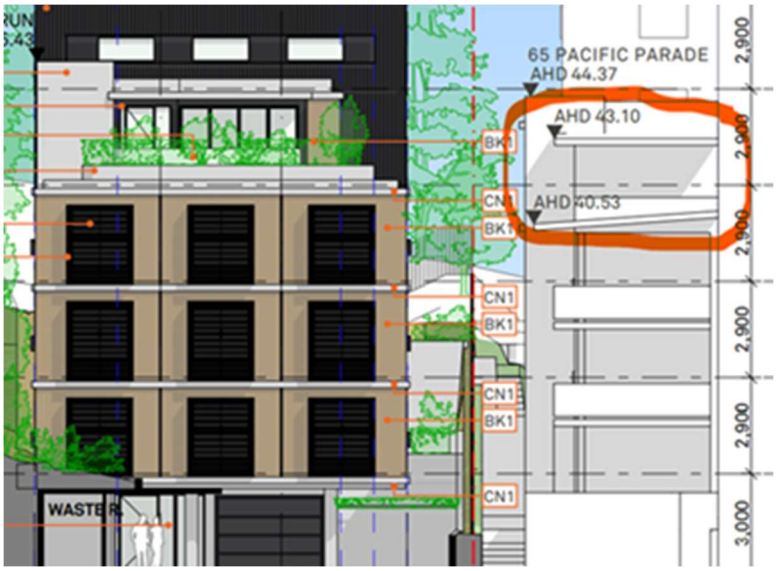
Our Specific Ongoing Concerns-
We understand an application will always be designed to present a positive light on the proposal, however, by omission, we believe the application may have been materially misleading in its assessment of the impact it will have on our own apartment. We are at 9/65 Pacific Parade on level 3, directly adjacent to the proposed development in general and specifically the L3 Communal Outdoor Space.

We feel that perhaps, due to some inaccuracies on the plans, our unit may not have been adequately considered by those designing and preparing reports for this application. I also think this omission has carried through into the councils initial response to the pre-application.

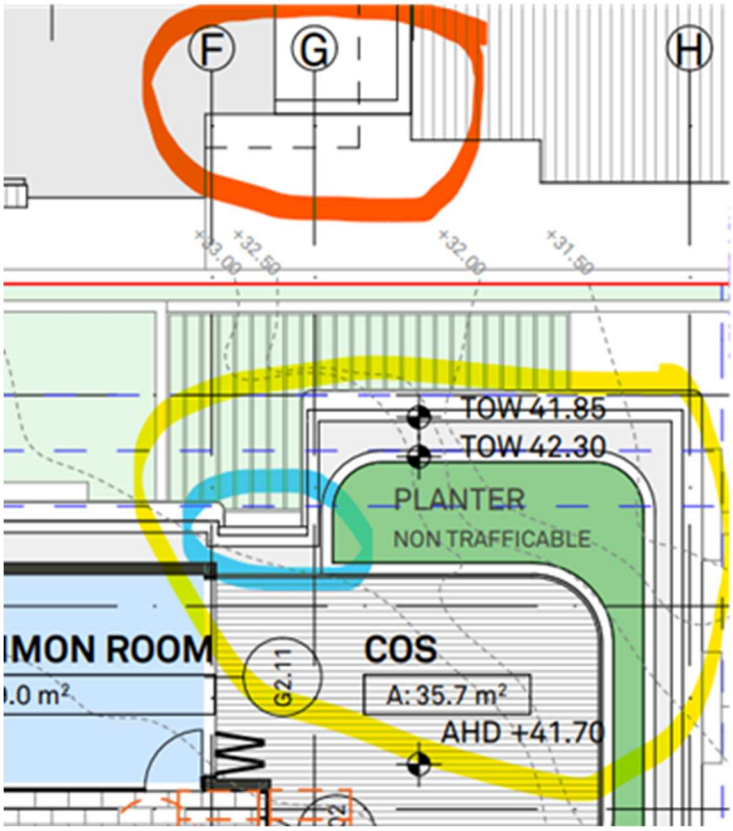
Level 3 Communal Outdoor Space- As the proposal stands, we have extremely strong concerns regarding the Level 3 Communal Outdoor Space. The COS is only 8 metres away, 1.5m above and directly opposite our balcony and living areas. This perspective view on the application (shown below) is the best visual representation of the relationship between the two spaces. We note that even this perspective shows no windows and under-assumes the length of our balcony. Our balcony extends across the entire building for approximately 10m and apart from the first 1.2m closest to the lift well, the entire north facing perimeter of our apartment is floor to ceiling glass into our living area.

It is especially concerning that even the council response has thus far suggested the Level 3 COS can be supported. I can only assume they have missed something here. (It is certainly hard to find within the DA documents showing any consideration of the impact on our apartment on Level 3.)

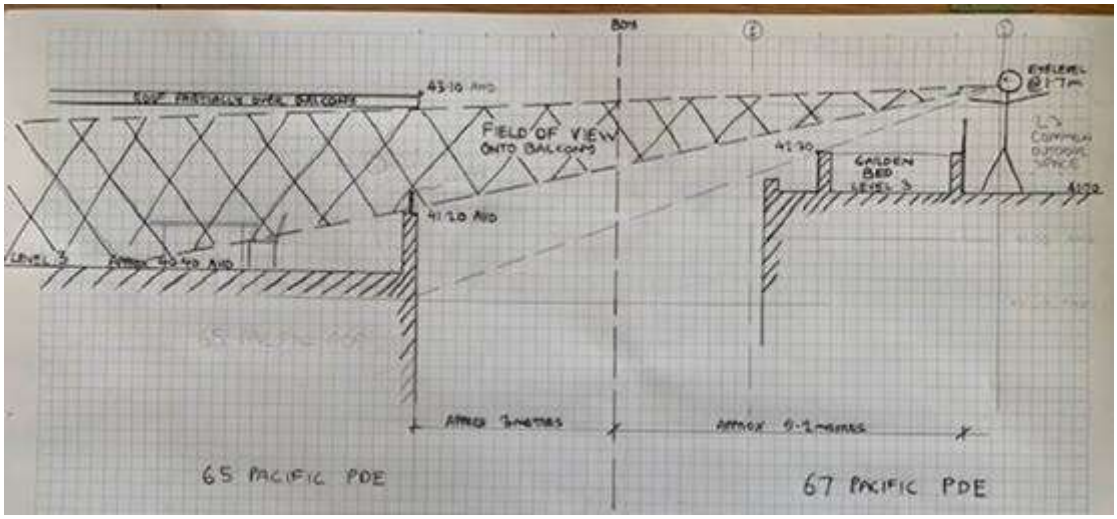




The Nth Elevation plan above poorly represents our balcony (area highlighted in red) again omitting the fact that, except for the first 1.2m, the northern face is all glass. Again, the drawing shows only to the centre ridge line of the pitched roof below our balcony balustrade. These omissions do give a false impression of the extent to which our privacy will be compromised as a result of a rooftop Communal Space next door. We believe the plan omissions could also explain the lack of consideration in subsequent specialist reports and council response to pre-assessment meeting..



The level 3 plan above shows how the proposed COS is directly opposite and forward of (looking into) our balcony, as well as how the planter beds only partially along the western edge of the COS, neither of which give us any hope of privacy or noise mitigation.



I have drawn a to-scale drawing showing the direct line of sight available to those on the L3 COS, looking down onto our balcony.
It is unacceptable that our privacy from 18 (or more) people communing every night relies on a mere planter bed. Once built, we will have no control over the upkeep and effectiveness of this visual barrier. We would demand a proper built solution that obscures all direct viewing onto our balcony

A further concern is the inevitable noise impact on our balcony. The Noise Assessment Report chooses only to assess the noise impact below us on L2 of our building (R5c). As is obvious from the above submission regarding visual privacy, our balcony is the closest and the most affected by the location of the rooftop communal space next door. The impact on L3, our balcony, has simply been overlooked in the noise report. Again, we wonder why? It could be that 18 people socialising every night a few metres away would surely exceed the acceptable noise and privacy limits.

The noise generated in this space will be a regular problem for us and for others in apartments of surrounding buildings. In the end a space designed for so many people and used so frequently is incompatible with the relatively quiet single apartment balconies typical in the rest of the area.

Any submission and approval must surely properly consider the noise effects for our balcony, the closest in proximity to this rooftop space, rather than just the ones further away that pass the applicable noise test.

We strongly submit that any development of this type should not include a communal (rooftop) outdoor space at all, however, at the very least, we would suggest it be re-positioned to a location where privacy and noise issues with neighbours are not a concern. The vast majority of the length of our building (no 65) would satisfy the privacy requirement, ***just not right opposite our top floor balcony at the front****!*

If a rooftop balcony must remain (at the northern end of the building), it must consider our balcony and living spaces. To eliminate visual privacy issues with our balcony, we trust that any approval must include a re-design of the outdoor area so that:

1) *planter beds extend the entire length of the COS on the western side* ***and***
2) *the top of the outer wall of the planter bed or another* ***built*** *screen is increased in height sufficient to eliminate a direct line of sight down onto our balcony (suggest to 43.30 AHD)*

The location of the Rear Communal Outdoor space also presents noise problems for us (as well as many others). With the proposed building walling to the North, the location of this COS becomes a natural amphitheatre with natural and built walls on 3 of 4 sides, to the South, the East and to the North. All sound from this communal area will be projected upwards and West, directly to the three bedrooms in our apartment on Level 3, the rear apartments below us in our building and over to apartments in number 63 Pacific Parade immediately behind us. We do note that the Noise Report does indicate that the noise impact will be **excessive** to surrounding apartments, but again fails to assess the impact to our apartment up on **Level 3.**

We understand why this type of development requires outdoor communal areas. With such small, confined rooms, people need to get out into communal areas even if for mental health reasons- and will likely do so on a regular, probably nightly, basis. This very fact magnifies the impact on the many surrounding residents in this case. Most of us have our own balconies and occasionally there will be a social gathering in one apartment or another, but generally this is rare and only on weekends. We accept this as part of medium density living. However, this development **will** be like having to endure a party next door every night. None of us signed up for this outcome when we moved here.

The fact is, there is an **expectation** for such a flood of ongoing complaints from neighbours that a formal complaints process has been prepared in readiness. In practice, we seriously doubt that any such plan will be in any way effective- hence the expectation for trouble. With so many transient people in such a confined space with no long term plans to stay and little accountability or respect for the permanent local community around them, this may be the inevitable nature of such a development. It reinforces the need for authorities to ensure such developments are located only in appropriate locations, not just wherever a developer with an eye for a profit can get his hands on some land.

We appreciate urban renewal and have taken part in that process living in Dee Why, but the goal must be to enhance the area, and improve values, not erode them. This is a clear case of one taking at the expense of the many. The accumulated loss of capital value for the many surrounding properties would dwarf the improved value of this single block a number of times over. So does this development represent a net gain for the area? A definite NO.

This all serves to confirm our judgement that 67 Pacific Parade is simply not a suitable location for a co-living development. We are already densely populated. It seems wholly unjust to inflict this all onto the nearby residents. Perhaps an area with more open space, room to move, gaps between properties and plenty of parking would be more appropriate for this “vision”.

Yours sincerely,

Sean and Kylie Southwell
9/65 Pacific Parade, Dee Why