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Subject: Online Submission

25/04/2021

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

Dear Assessment Officer,

I wish to bring to your attention a number of concerning aspects for the above listed DA.

Whilst as a neighbourer and member of the community I agree with the purpose of the development, I cannot help but notice the many unsustainable aspects of it, from a community and environmental impact point of view.

Understanding the Northern Beaches are going through a deep transformation, it should be any developer's and Council's duty to prioritize and carefully evaluate the sustainability aspects of all new plans.

Social housing is a great initiative, but it must be achieved without significant impact and disruption of the local community and neighbouring families.

I would like to point out the following specific concerns, in particular related to the impact on the block at 7 Francis St. Being 7 Francis St a block of 7 townhouses, it will clearly be significantly impacted by the development of a new building with much larger dimensions,

1) The gardens of all the 7 units that are part of the block will be almost completely shaded by the new building;

2) The shading will dramatically impact the efficiency of the solar panels installed on the townhouses' roofs. Other community members have provided very articulated responses in relation to this matter, highlighting the new Development design faults. Hopefully these will be considered.

3) Significant Safety/Privacy concerns:

3.1) The new building will have platforms and walkways at the level of our bedrooms, accessible not only from the new building residents, from which people could look directly into our windows from a very close distance. Also, there is a concern that the same can happen from other elevated areas of the new building. This would have a really bad impact on our privacy, with potential mental health repercussions.

3.2) 70 new units plus commercial and entertainment facilities will mean a lot of additional traffic to be added to the already congested area, especially in relation to the driveways with clear concerns for the safety of our children. I could not see how this was addressed in the traffic plan, which appears to be a formal/academic exercise.

3.3) Added traffic will increase the area's noise pollution, with commercial and social activities potentially occurring at late hours, with disrupting effects on families and children.

4) The DA does not include a proper report addressing the impact of the Development on the neighbouring community, which cannot just be limited to solar access plans.

5) The feeling is that the Development has a clear commercial focus, instead of elevating the Social Housing aspect of the project: the 70 units in the new building will have shared facilities and do not seem to provide for the residents reasonable living and privacy conditions. This is definitely not in line with our community values.

6) From the parking plan, it is like the lots dedicated the new residents will not be enough for their cars and for the cars of their guests. Parking availability in the area is already very critical and the proposed Development will worsen the situation to an unacceptable level.

7) There is a serious concern on the duration of the works for the development and its impact on the health of the residents of 7 Francis Street. We all have small gardens and low level windows, so we expect that the dust emissions from the building site will affect our health during a long construction period and with long term health effects.

8) The communication from the developer was completely unacceptable: we were notified of a meeting to discuss the development on the same day of the meeting. This make us feel like the developer intent is just to push through with the application purposely trying to minimize the community response.

As a member of the community, I feel concerned that a Development Plan focusing on Social Housing could be presented with such a strong commercial focus, also not considering the disruptive implications on the neighbouring area and families.

I expect that the involved stakeholders and decision makers will ensure that the plan will be modified and reduced to suit the area of the development, addressing the clear safety and environmental concerns that will affect the close local community.

Sincerely,

Aldo Giachero