

From: "Dana Boudaghian" [REDACTED]
Sent: 5/10/2021 8:01 PM
To: "Council Northernbeaches Mailbox"
<Council.Northernbeaches@northernbeaches.nsw.gov.au>
Subject: DA2021/1508 Lot B DP 389449 882A Pittwater Road Dee Why
Attachments: OBJECTION DA2021-1508.docx
Importance: Normal

Attn: Jordan Davies
Planner

Dear Sir,

I would hereby like to cancel my objection dated the 30th of September 2021.

After further study of the above mentioned development, I have attached my objections here attached. Should you like to check it out for yourself, you are most welcome to come and see what I mean

for yourself. I shall be happy to show it to you from my balcony.

Thank you for your consideration,

Dana Boudaghian

Northern Beaches Council
Civic Centre
DEE WHY NSW 2099

OBJECTION TO DA2021/1508 – 882a PITTWATER ROAD, DEE WHY

I would like to object to the building of a nine-storey building, comprising 20 boarding houses, 3 commercial units and café.

I live next door to the proposed 9-storey building and I am concerned about a few things.

- I am concerned that I will lose even more natural sunlight that I have now. During the winter months I have NO sun on my balcony due to the Meriton monstrosity.
- I am concerned that the natural flow of air which circulates between the buildings at the rear, will impact unfavorably.
- I am concerned that because there is no rear access, firefighting at the rear of the proposed building would be restricted and that would affect my safety as my unit is at the rear.
- I don't want to see garbage bins for 23+ dwellings on the main street of Dee Why. I don't want to walk out of my front door and be faced with garbage bins.
- This building is not in keeping with nearby developments like Meriton and the one next to the Uniting Church. By offering boarding house rooms, it is reducing the quality of living space and not in keeping with surrounding units.
- These boarding house rooms have no natural flow-through ventilation or light.

This development is trying to cram in as many people as it can into a very small area.

Dee Why is already saturated with units, but to build dwellings that offer less space than a one-bedroom unit, does nothing to improve the area and the living conditions of the renters in Dee Why. It appears that the developer has chosen not to build home units on the site because they couldn't meet the controls like setback and room size.

A big worry is that **there is no car space parking** at all for maybe 40 boarding house tenants. It is legislated that boarding houses under Affordable Housing offer car space parking. There is none.

The Accessible Rooms which are legislated for those who might not be as mobile as others, are on floors 5, 6 and 7. That means it might be impossible for them to exit the building in case of fire or emergency. Certainly impossible to negotiate the stairs with a wheelchair.

There is no space/driveway access for delivery vans to service the three commercial units or the takeaway café bar. Nor Removal vans for people moving in and out of their boarding rooms.

The biggest worry is that **there is no rear access**. In case of fire, there is only one way out for maybe 50 people or more.

This proposed building does not comply, it offers no emergency rear exit, no building access, no commercial delivery access, little natural light and no flow-through ventilation and inferior living conditions – all of which don't fit in with the surrounding area.

Dana Boudaghian
38/880-882 Pittwater Road,
Dee Why
5 October 2021