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**Sent:** 6/10/2021 2:22 PM  
**To:** "Council Northernbeaches Mailbox"  
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**Subject:** OBJECTION TO DA 2021/1508 - 882a PITTWATER ROAD, DEE WHY  
**Attachments:** COUNCIL 882A OBJECTION R.docx

Attached is my objection to the above DA at 882a Pittwater Road, Dee Why.  
I would like to submit my objection to the proposed DA.

Robin Maryska

Robin Maryska  
26 Redman Road  
DEE WHY 2099

6 October 2021

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

I believe this site is entirely unsuitable to be build a 9-storey building to accommodate 20 boarding house dwellings, 3 Commercial Unit and a Food and Drink premises.

I believe there is a need for Affordable Housing, but this proposal does not offer accommodation of a high quality due to lack of natural ventilation, room size and outdoor facilities. It does not comply in many areas.

Perhaps a better plan would be to propose Commercial units, one to a floor with a penthouse on the 9<sup>th</sup> floor which would accommodate the entire floor. Forget about offering accommodation of a standard that does not fit in with the surrounding unit buildings and which struggles to comply on many grounds.

This proposal has many deficiencies and should be denied.

- **It has no rear access and no driveway from Pittwater Road.**
- It has no area for delivery vans to stop to make deliveries to tenants or professionals in Office Premises.
- It has no easy access to the site while building because there is a bus lane immediately outside the site and no offstreet parking.
- It does not provide a safe exit for those with mobility issues who live in the Accessible Rooms. These rooms are on the 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> floors and there is no way there is a safe exit via the stairwell for them.
- It has no parking available for the Commercial tenants, nor for any visiting business clients.
- It has NO PARKING to offer a possible 40 tenants in the “Affordable” Housing dwellings.
- It does not comply with the AFHSEP needing 3.5 carspaces for the boarding house dwellings in B4 zone. Would need 10 carspaces in an R2 Zone just for the tenants of the boarding house section.
- It does not provide the 4 motor bike spaces legislated for Affordable Housing development.
- It does not comply with a 6m rear setback on ground and 1<sup>st</sup> floor.
- It does not comply with the external communal space requirement of 46.74m.  
Who will monitor the behaviour of tenants as they use the external communal space from 8am-10pm every day of the week?  
Who will monitor the number of people using the outdoor communal area at any one time?
- It does not comply with room size for Room 5.01 – only 12m<sup>2</sup> living space.  
How could you expect anyone to live in a 6m x 2m “cupboard” – that’s deprivation of life.
- NO CHARACTER or AMENITY of living in premises which are closely surrounded by units on three sides.
- There are no windows on the northern and southern sides of the proposed building.
- There is little natural light – and only mechanical ventilation.
- There is no flow-through ventilation.
- It does not comply with solar access requirements.

#### FOOD AND DRINK PREMISES

The hygiene of having a café next to garbage waste areas seems less than ideal because garbage bins will need to be wheeled past the café

A takeaway drinks bar appears to be a token business to try to comply with having a retail business on the street frontage. This doesn't enhance the amenity of bringing a lively business to the streetscape.

Page 27 of the Environmental Effects says it brings an "active retail space."

Public will need to find it down a passageway.

#### B4 OBJECTIVES

States the development "creates a environments that is appropriate for human scale as well as being comfortable, interesting and safe."

I believe that this development does not comply with the B4 objectives nor the conditions of the AHSEPP.

Please refuse this DA.

Robin Maryska

6 October 2021