
Sent: 21/05/2021 4:15:22 PM
Subject: DA2020/1597 - LOT 25 DP 7002 67 PACIFIC PARADE, DEE WHY, NSW 2099
Attachments: DA2020-1597 - objection Dymphna O'Donoghue-revised-21.05.21.pdf;

ATT: Anne-Maree Young

Dear Anne-Maree,

Please find attached further objection letter and look forward to receiving your acknowledgement of receipt of this submission.

Many thanks Dymphna

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Council at Northern Beaches

**RE: 67 Pacific Parade, Dee Why, NSW 2099
Boarding House Development Application
DA2020/1597**

17.05.21

Att: Ms Anne-Maree Young

I refer to recent revised amended plans in respect of the above noted under Application Number: DA2020/1597 and write to object to the development.

Set out below are my original objections and frankly these still stand and I wish these to be reincluded in this objection. I adding further comment to my initial points in bold and blue print below.:

- **The revised plans in relation to car stackers going into the ground further enhance the risk by deep core drilling. As I stated I am not an engineer but I have sought opinion and I am not satisfied that the revised application takes away the significant concerns and threat to my property and those of my neighbours caused by the demolition and exaction works.**
- **It seems the gross floor area has been reduced by just over 6% overall. Most of this saving has been the reduction in size of the two levels units at the rear upper level. This still creates units the same size as all other units which is in effect a minimal change.**
- **Indeed, the revised plans allow for a significant reduction in communal open space and indoor space. The cramped living space in the original submission is in fact made worse by these changes. It is in effect creating shoe box living with the building designed to fit as many residences as possible into a small block. I calculate that up to 52 potential people living in 26 units. This is a health and safety risk alone to occupants.**
- **Parking is hugely impacted and there is no improvement to my already addressed concerns. I further note that the Northern Beaches Council plan to reduce significantly the traffic flow along the strand under their Streets as Shared Spaces trial by March 2022. This is going to put further pressure on traffic flow and parking even before the potential overflow of cars who cannot get parking at 67 Pacific Parade. This development is at odds to the plans of the Northern Beaches Council of having a functioning traffic flow & parking plan for Dee Why.**
- **I am greatly concerned at the impact of increased traffic and safety not least of children's on already congested roads especially with the property located over the brow of the hill.**
- **I reaffirm my comments in respect of refuse collections - Waste Bin Collections – the number of units x 3 collections (red, blue and yellowbins) will cause delays to traffic whilst being collected, likely obstructions to an already busy street. If early morning collection – increased noise disturbing the peace at unsociable hours.**

- I reaffirm my comments in respect of building usage - Noting the purpose of the proposed development is for boarding house accommodation, there is an increased jeopardy to anti-social behaviours and the subsequent risk to the family environment in the locality. I am a huge advocate for supporting people in distress situations, but the location is not practical in this instance.
- Environment changes are minimal and I reaffirm my objection that I am concerned at the environmental impact from a combination of knocking down of trees and plants to facilitate the development as well as the pollution created from a 26-unit development in a small restricted area.

In summary – whereas some of the original issues raised were addressed the fundamental issues of this development remain. The developer is the only entity that is going to benefit from this – through their pocket but it is not under the banner of affordable housing – how is it affordable at \$500 per week?

The potential occupants are being treated fairly and being housed in shoe box accommodation with reduced common space is anything but normal living conditions. It has the potential to cause significant unrest and health and safety concerns are very real especially for individuals who may already have physical or mental health legacy concerns. This creates not only a risk to neighbours in the block but also to those in the immediate vicinity including where I live as a single mother.

I reaffirm my support of boarding house accommodation as a hugely necessary support role in society but it must be considered and strategic in its execution and the proposed location is not practical in this instance.

External parking and related safety concerns are not addressed.

All of my original objections still stand and these together with my objections above conclude that there is no place for this development as it is not compatible with the area and should not receive consents.

Thank you for assessing my submission.



Dymphna O'Donoghue
Unit 8, 65 Pacific
ParadeDee Why
NSW
2099

Council at Northern Beaches

**RE: 67 Pacific Parade, Dee Why, NSW 2099
Boarding House Development Application
DA2020/1597**

13.01.21

Att: Ms Anne-Maree Young:

I refer to the above application and write to object in the strongest terms to the development application noted above.

As an owner of unit 8, 65 Pacific Parade, in the immediate adjacent site, I have some serious concerns not least the following:

- The development it would seem involves significant demolishing and excavation work which will result in heavy machinery and core drilling taking place into the rock on the site. Although I am not an engineer, I have been advised by an engineer that this work alone has the propensity to create damage to our building from the vibrations alone. This threat to my property is of huge concern to me.
- As I understand it the proposal is for a 23sq mtr room x 30 units boarding house which is assisted support accommodation. This site is far too small to support this size of development and my concerns would not only be for my property impact but also for the people who are supposed to live in this limited space. The financial cost given the size of the units would surely not equate to affordable accommodation.
- Developing a commercial type building in a residential area is not suitable. This property should be developed in a commercial zoned location. Granting this creates a precedent for similar developments in the area.
- The proposal would create a building that will impinge on the light entering our unit and I am also concerned that the elevated view from the proposed development will impinge on our privacy (ie myself and my teenage daughter).
- With the number of units proposed resulting in increased traffic flow allied to the already over congested parking on Pacific, there is simply not the capacity to deal with this. Noting also the traffic management plan for Dee Why is to restrict traffic not increase it.
- Linked to parking and the above point (5), the building allows for less parking spaces than occupiers. The natural overflow goes to surrounding streets and this is accelerated further by 2-car owner occupiers.
- There is no space for visitors and building manager that I can see.
- The location of the property is just over the brow of a busy main road. Whereas there are speed limits, the aspect of increased traffic and people cause a risk for

accidents to happen and I would be particularly be concerned for children who might inadvertently walk onto the road not seeing traffic coming over the brow of the hill.

- This proposal is for a significant number of 1 bed units and I am concerned at the noise especially at night-time. It is not in keeping with the current environment within the immediate vicinity of Pacific Parade and Dee Why in general.
- Waste Bin Collections – the number of units x 3 collections (red, blue and yellow bins) will cause delays to traffic whilst being collected, likely obstructions to an already busy street. If early morning collection – increased noise disturbing the peace at unsociable hours.
- Noting the purpose of the proposed development is for boarding house accommodation, there is an increased jeopardy to anti-social behaviours and the subsequent risk to the family environment in the locality. I am a huge advocate for supporting people in distress situations, but the location is not practical in this instance.
- The size of the development in terms of height is not in keeping with the existing properties on Pacific Parade
- I am concerned at the environmental impact from a combination of knocking down of trees and plants to facilitate the development as well as the pollution created from a 30-unit development in a small restricted area.

In summary, I believe this submission is inappropriate for this site and is not compatible to local area and should not receive consents.

Thank you for considering my submission

Yours sincerely



Dymphna O'Donoghue
Unit 8, 65 Pacific Parade
Dee Why
NSW
2099