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Subject: Online Submission

19/01/2021

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19 / 57 Delmar PDE
Dee Why NSW 2099
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RE: DA2020/1597 - 67 Pacific Parade DEE WHY NSW 2099

I wish to lodge an objection to the proposed Boarding House development in relation to DA2020/1597. My objections are as follows:

1.) Parking:

The proposal indicates that it would create 25 units, and yet, it would have only 13 new parking spots (-2 on parking removed due to the development, which is missing from the proposal).

According to ABS (2013), the average number of cars in Australia is 0.568 per capita. Given that there could be 40-50 people living in the new development, this shows that the proposed parking spots wouldn't cover the building's needs.

The current on-street parking is already overcrowded, so applying the 0.5 minimum / room (as per the building code) in this area is just not sensible. The building would need to accommodate at least 25 cars (one per unit) + 2-4 visitor parking , and even then probably they would have occasional overflow.

2.) Traffic

The traffic assessment is completely missing Delmar Parade. This street already has a lot of traffic as it is used as a pass-through from/to Pittwater Rd by a lot of local residents. This development would mean a lot (around 10/hr in peak) additional traffic, on top of what we can expect from the huge development on the corner of Delmer Pde/Pittwater Road. Delmar Parade is just not safe to take this traffic (being narrow, curvy with parking spaces both sides). Similarly, the Crescent have the same problems.

I am concerned that this proposed development will further increases the noise and road safety issues in this area. Would be great to see the Council addressing these issues before any high-density development approvals.

Please consider these objections before going ahead with the approvals. It would be great to see to have these issues rectified before/if the development goes ahead.

Kind Regards,
David Biro