
Sent: 21/10/2020 10:20:36 AM
Subject: Attn: Lashta Haidari re DA2020/1167 Submission
Attachments: DA Submission Goh McGregor.docx;

Hi Lashta,
Hope this finds you well.

We are residents on Francis Street.

Please find attached the submission in regards to the proposed development at 9 Francis Street & 28 Fisher Road Dee Why.

Thank you for your consideration and collation of our community feedback.
Kind Regards,
Po-Tien & Matthew

Dear Lashta Haidari and Council,

Thank you for the opportunity to provide community feedback on this important development for Dee Why (DA2020/1167 Submission).

As a resident of the Northern Beaches for the last 20 years, and having had resided at 7 Francis Street for 12 of those years, I sincerely appreciate the community spirit that is renowned on the Northern Beaches.

We sincerely appreciate that the church offers a safe space for the community to come together, with groups such as Northern Beaches Community Connect, various church groups and drama classes using the facilities. We are very supportive of the strength that these facilities bring to our local community.

During the time we've lived next to the church, we have experienced a few noise issues due to the proximity of the church to our home, but we have had good, neighbourly interactions with Pastor Greg and we fully support his service to the community, his work for equity and affordable housing. We strongly believe that the facilities provided by the church are invaluable to the community and would support the redevelopment of the site to enhance these services if plans were within environmental and community considerations.

We had been in contact with the church just a few weeks before the development plans were submitted. We have always felt safe, living next to the New Life Baptist Church.

Unfortunately, we recently had an incident where an orchid was stolen from our backyard in mid-September. This theft was logged on police incident report # E76316758, 22nd September.

We contacted New Life Baptist Church to keep them in the loop and let them know that someone had used the church's side entrance to access our backyard. We have always endeavoured to have good neighbourly interactions.

It is, therefore, with some disappointment that we were made aware of the plans for this development without any personal or prior contact.

The community on Francis Street is made up of people from diverse backgrounds. Some apartment residents have heritage from Brazil, Nepal, India, China, Tibet, South America and more. We live on a densely populated street and raise young families. Some residents are in their 70s, having lived here for over 30 years.

Our children ride their bikes along the footpaths, they play at the local park, and mums and dads push their prams along the pavements.

We are not rich investors; we are a combination of renters and owners who work hard and are supportive of our church providing community services. Some of us use these services.

Many of us may not even be aware of the scope of this plan as we have not been consulted or given the adequate time to review it. But we do have a voice and a belief in community collaboration and ultimately, galvanising community action. And we hope that our voices are heard.

In reviewing the plans carefully, we concur with our fellow residents and business owners in the surrounding area that unfortunately, these plans will have an adverse impact, not just to the current residents, but to the very people it seeks to assist.

We fully support the ability of the church to provide robust and healthy community services, and we would love to see a local initiative that supports affordable housing for the most marginalised in our community.

However, we believe that the quality of that service must take precedence over the scale, plan or number of rooms proposed in this development. It is not just for the benefit of the existing residents but for the future boarders, as well.

Having such a large-scale development that tries to incorporate the very real need for affordable housing with a commercial café, church and community centre gives neither the boarders, community services nor existing residents real consideration of their real-life experiences. As admirable as the aim for affordable housing is, it seems to be a secondary part of a plan rather than the primary reason for it.

Both the Urban Design Response as well as the Traffic Referral Response are not in support of this development.

These two responses have a direct bearing on the real-life impact of this development on all current and future residents. Reduced quality of life and safety are real concerns for both the current community and future boarders.

It is therefore with great disappointment that we provide our strong concerns:

1. **Parking:** Both business and residents are currently affected by the lack of street parking in and around Francis Street & Fisher Road. This is on weekdays and weekends. Planned basement parking is only for 40 car spaces. It is unrealistic to expect that each boarding unit (80 units are planned) will not have visitors, or have cars. The addition of a café and community centre also means there will be functions, deliveries for café supplies, and therefore, more traffic and parking needs for staff, customers, attendees and workers. 40 car spots are not enough.

Currently, when there are events such as drama classes, performances, church celebrations and gatherings, there is congestion on the street due to parking needs. We fully support the services provided by the church but the report does not clearly explain the current parking situation and therefore, is misleading on future parking needs.

2. **Concern for NDIS funding applications for disabled residents:** There is only 1 disabled parking spot on each car park level. Yet the partial funding for this project is to come from NDIS. It is a disservice to the disabled members of our community that such funding is being requested, yet the proposed building carpark gives them nothing in return except for 2 measly car spots. This seems insulting.

3. Traffic: Francis Street traffic has increased exponentially due to the increased developments of apartments in the area, and, as reported by the Traffic Referral Response, the development is not supported.

As residents of Francis Street, we agree with the report and can attest that the current traffic conditions exiting 7 Francis Street are of low visibility due to busy on-street parking and there is always a steady flow in high-speed traffic coming down the hill and around the blind corner.

A basement car park at 9 Francis Street will exacerbate the already existing safety and traffic issues. Add to this the increased foot traffic and road traffic for the new café and the community centre and this makes little urban planning sense.

4. Road safety for all: mums with prams, children on bikes, the aged residents with physical needs, customers at the Active Seniors Health Centre Dee Why (2/2B Francis Street) all currently use the pavement and surrounding streets, and their safety is compromised if the plan goes ahead.
5. According to the Traffic Engineer Referral Response: "The traffic report has not provided any information on the expected traffic generation from the proposal and its implication on the road network." No due diligence has been afforded to investigate and report on the traffic impact and safety of current and future residents.
6. Effective functioning of NSW Fire Station due to increased traffic.
7. Privacy: the proposed development will create privacy issues as the height of the windows, rooftop and walkway will have direct line of sight view into our bedroom, garden and lounge room. This does not only affect us but the future boarders as well.
8. Adequate and optimal spacing of windows for the boarders:

Per point #5 of the Urban Design Referral Response:

"The boarding room levels, should consider window to boundary distances of 6m and window to window separation of 12m. The windows of some of the boarding rooms face each other directly and are only 6.237 to 7.155m apart."

Therefore, the proposed housing for boarders does not provide sufficient privacy for the very people the development is intended to help. The design itself is a disservice to the future boarders.

9. Reasonable access to sunlight: The increased height of the development means we will receive NO sunlight at all on our ground floor and minimal access on the first floor, increasing the cost of heating.

Reference to the “Solar Plans - June 21” that were submitted

- This report implies that our block is one large residence, when it is a collection of 6 individual units. This is intentionally misleading. Units 2,3,4 and 5 will receive no sunlight in their living and sleeping areas for all of winter and minimal sunlight for the rest of the year.
- Specifically, for Unit 6, the image provided is inaccurate and misleading. The balcony has been removed. (See screen shot below). This balcony shades the first floor from sunlight. Therefore, diagrams for 12PM and 3PM (time is missing so we are assuming) are incorrect – there is NO sunlight on ground floor as it is covered by the balcony.
 - i. Based on the new proposal, our main living area will receive NO sunlight for the winter months, drastically reducing our radiant heat and vastly increasing our heating costs.
 - ii. The solar plan shows that our entire garden and lawn area will be in darkness for the winter months as well as minimal sunlight for the rest of the year.



10. Rooftop solar heavily reduced and compromised: Based on calculations by residents in Unit 3 (referring to Oliver Murphy’s submission on this DA), there will be consistent and increased overshadowing of our rooftop solar.

Currently, our solar panels receive sunlight long before 9AM in Winter, but the proposed development will block sunlight till 12noon and further. We installed our solar to help with energy saving and reduce our reliance on carbon generating sources.

The new development will vastly reduce our solar energy, thus increasing our heating costs, increasing pollution, increasing global warming.

11. Blocking sunlight and impact on mental health and well-being: In this age of working from home, and as a local owner of a business that is run from home, our home environments are more important than ever.

The proposed development will block a large chunk of sunlight which is vital to our daily health and wellbeing. Given the lock-down and movement restrictions, our access to nature and sunlight made a huge impact on reducing symptoms of depression, anxiety and improving our general health and well-being.

The proposal greatly increases the residents' likelihood of increased anxiety, mental health issues and depression.

12. Reasonable access to wind/ air: Our unit is located at the end of the block, away from the street. The increased height of the development would result in little airflow, and to add to that, the increased particulate and pollution from the underground garage.
13. Increased urban density: Exponential growth without the proper infrastructure or facilities will be of great distress not just to current residents but also to the boarders - living in a residence that does not fully cater to their needs such as adequate parking, adequate privacy, recreation space or safe access for pedestrians with disabilities, prams, the aged.

This isn't just about existing Dee Why community, but the future of the people who this development is intended for. It is crucial to do the right thing for them, too. Not just use them as the moral high-ground to push through this development only to give them a sub-par residence and existence.

14. Increased crime: Current plans have not mentioned aspects of security along the side pathways which give public access to the backyards of 7 Francis Street. We have already experienced a theft from our backyard. Increased density without the proper infrastructure and security, such as this overblown plan, may increase crime.
15. Increased air pollution: during the building phase as well as after. The recent demolitions of buildings in the Dee Why area resulted in increased air pollution throughout the Dee Why area. I experienced allergies and breathing difficulties due to this even though these sites were on the other side of Pittwater Road.

The expected demolition of 9 Francis Street, in such close proximity to many dense residential apartment units will adversely affect the health of Francis Street residents.

How will council compensate residents for health issues this during demolition in such a densely populated area?

Post-build, we'll be expecting more air pollution due to increased traffic on our street.

16. Large trucks on small residential street during building: impact on other buildings.

Some of the buildings on Francis Street are old.

How will council manage and provide compensation for damage during build and as well as post-build when trucks and traffic increase to service a large community function centre and commercial café?

The impact of this proposal on traffic and urban design will adversely affect:

- Existing community services which currently use the facilities – inadequate parking/ accessibility in new proposal
- Future boarders who deserve quality housing, not a band-aid measure that uses NDIS funding that only partly serves them: quality of life, safety, delivering quality residences
- Residents of current community: safety, quality of life

The development is ambitious to the point of losing sight of the very ideals it seeks to support - that of QUALITY community services.

Would love to see an effective, focused and well-designed response to the very real and pressing needs of affordable housing in our community as well as enhanced services to the valuable community centre.

In its current form, unfortunately, it feels like a band-aid offering that mashes together different aspects executed badly under thinly veiled commercialisation, not a truly distinct and considered response to the real needs of real people. Especially if using NDIS funding.

Thank you for your time in considering this feedback. I hope we can be supportive of an objectively reviewed plan which fully meets the needs of boarders, community services and the existing community.

Kind Regards,

Po-Tien Goh & Matthew McGregor

Unit 6, 7 Francis Street,
Dee Why, NSW