
Sent: 29/01/2021 5:13:49 PM
Subject: Objection Submission to DA2020/1597
Attachments: Objection Submission - DA2020_1597.pdf;

Dear Sir/ Madam,

Please find attached my objection submission to the proposed development under development application DA2020/1597.

Thanks in advance,

Regards,

Michelle Damasio.

29 January 2021

Attention: Anne-Marie Young

Re: Application No: DA2020/1597 (Lot 25 DP 7002, 67 Pacific Parade, Dee Why)

OBJECTION SUBMISSION

Dear Anne-Marie,

Please find this letter where I outline my strong objection for the proposed Development Application - DA2020/1597. As a resident of unit 3/44 Pacific Parade, there are a number of reasons that supports my opinion.

- **Affordable Housing**

To meet the “affordable housing” criteria the proposed units will be 25m2 in size, which the owner intends to rent for \$500-\$550/ per week. I do not agree that this can be considered affordable at all, as I currently rent my unit for the same range of price with a massive difference. My unit is pretty much double the size of the proposed apartments, this not to include my lock up garage.

The proposed development will stress even more the housing market, which is generally not affordable within this area for young professionals as I can considered myself to be included too. The rent price will most likely skyrocket for bigger units - the majority of the neighbourhood if you consider the size of the proposed “boarding house” unit. This will also affect all residents of Dee Why, especially people that needs to pay rent fortnightly, also affecting their budget as rent usually is the biggest portion of these people expenses.

- **Parking**

The proposed development will only provide 13 onsite car spaces in a building that will held “52 young professionals”. Not only the parking spaces are not sufficient or compliant with the classification of a boarding house but also, the proposed building will exacerbate the parking and congestion issues we already face within Pacific Parade and Dee Why in general. In addition, no space for visitors or to the building manager are included within the 13 onsite car spots adding more disturbance for the Parade’s residents and surroundings that already have issues finding spot, especially after commercial hours. There is also a need to consider car spaces availability for the potential workers to develop the site.

- **Dee Why’s Near Future**

Council also needs to consider Dee Why is getting out of proportion. There are too many new developments and sites under construction for housing / commercial purposes. In two years’ time (I am being positive), it will be pretty much impossible to transit within the neighbourhood and the Northern Beaches as a whole. A back-to-school and rainy day like today, at a peak time, there are no spaces for cars on the roads, which also affects public transport.

Besides the fact, all these new developments, including the proposed “boarding house”, generally increase heavy traffic into our already stressed roads, noise exceedance, air pollution discharge, vibration and obviously community stress.

I thank you in advance for considering my objections to the proposed development.

Kind regards,

Michelle Damasio - Environmental Engineer
3/44 Pacific Parade