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29/01/2021

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Dee Why NSW 2099  
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**RE: DA2020/1597 - 67 Pacific Parade DEE WHY NSW 2099**

Dear Ms Anne-Marie Young,  
We refer to application DA2020/1597 and write to lodge our objections and concerns regarding the development application.

The proposal presents a "co-living boarding house" aimed at keeping tenants longer than 90 days. In actuality, the size and type of units proposed, and lack of outdoor amenity provided to each tenant is more likened to a hotel room and short-term stays. Given the current demographic in Dee Why, which consists of long-term couples, young families and retirees, the proposed apartment rental value of \$500-\$525/week is not considered affordable for those on a single income or studying. It is evident that the "affordability" only relates to expatriates on higher incomes or interstate travellers which again offer only short-term tenancies. This model does not support the existing demographic of Dee Why. Affordable housing for single parents and retirees would deem more appropriate. The proposed units are not appropriate for this demographic either. Undoubtedly the availability of the apartments for the demographic considered in the Economic Analysis relies on two incomes, either from a couple or an individual with secondary support. With this in mind, the approximate 25sqm provided in each unit does not support healthy living and could potentially increase domestic disputes. Every council and or planning authority should be particularly aware and mindful of this given the current COVID-19 crisis. For instance, the complete disregard of providing private outdoor areas for the apartments is outrageous and abhorrent.

The number of parking spaces proposed is another key issue of concern given that potentially 52 people could be living at this address at any one time. Pacific Parade is one of the busiest streets in Dee Why and is a constant issue for residents. The 13 spaces proposed is not sufficient to cater for the 26 units. Furthermore, the increase in traffic generated from this over-development is of great concern in terms of public safety, noise emission and parking availability.

It will make the area hard to live for all the neighbours who are already in the area.