
Sent: 20/01/2021 7:26:54 PM
Subject: Online Submission

20/01/2021

MR Tom Andrews
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RE: DA2020/1597 - 67 Pacific Parade DEE WHY NSW 2099

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

20/01/2021

Ms Anne-Marie Young,

We refer to the application DA2020/1597 and write to lodge our objections to the development application.

While I support the creation of more low-cost housing in the Northern Beaches I believe that the proposal for this particular block is out of scale for both the block, the surrounding properties and the location on Pacific Parade, with a resulting negative impact on the current residents of properties surrounding the proposed development.

As an owner in 1-5 The Crescent, in the immediate adjacent site, I have some serious concerns:

1. Damage to neighbouring properties - The development will involve significant demolition and excavation work, which will result in heavy machinery and core drilling taking place on the site. This work is more than likely to cause damage to our building and others around the site from the vibrations, cracking and movements.
2. False claims of affordable housing - The proposal does not provide what it is claiming to be 'affordable housing'. 23sq mtr rooms in a densely packed commercial property, costing the tenants \$500-\$525 is not a fair description of affordable housing.
3. Increased traffic -The number of units proposed will significantly increase traffic flow on an already busy road. The traffic in Dee Why will generally increase as a result of this development.
4. Increased risk of traffic accidents - The development is just beyond a brow in the road along Pacific Parade. Cars turning into the car park for this development will increase the risk of traffic accidents significantly. Particularly since the car park is proposed to use a go/stop light system, causing congestion along the road outside.
5. Inadequate parking spaced - The building allows for less parking spaces than occupiers. There is already a lack of space on Pacific Parade and The Crescent to accommodate the current volume of residents in the area.
6. Noise pollution - This proposal includes a communal rooftop area - the only outdoor space

permitted to residents. This will undoubtedly cause noise to carry to all neighbouring buildings, especially at night-time. It is not in keeping with the current quiet, residential environment.

7. Waste Bin Collections - the number of collections required will cause delays to traffic whilst being collected, causing additional obstructions on an already busy street.

8. Location of boarding housing - Noting the purpose of the proposed development is for boarding house accommodation, there is an increased risk of anti-social behaviours and the subsequent risk to the family environment in the local area. I am a huge advocate for supporting people in distress situations, but the location is not practical in this instance.

9. Oversized building - The size of the development is not in keeping with the existing properties on Pacific Parade

10. Environmental impact - I am concerned at the environmental impact from a combination of removing 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, is not compatible with the local area and should not receive consent. As is stated by the Northern Beaches Council officer in their assessment to the council, it would significantly impact the wellbeing of surrounding residents if approved.

I strongly urge the council to listen to the views of local residents and members of your team and reject this development application.

Thank you for considering my submission.

Yours sincerely,
Tom Andrews