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Subject: Online Submission

20/10/2020

MR Ian Wallace
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RE: DA2020/1167 - 9 Francis Street DEE WHY NSW 2099

Dear Assessing Officer

I am the co-owner of Forestway Psychology Centre / I & D Wallace Investments P/L, within the premises Suite 31 / 22 Fisher Rd, Dee Why, 2099. I am also the Chairman of the Executive Committee - Body Corporate for the whole building, being 22 - 26 Fisher Rd, Dee Why, comprising 32 suites, in total. this building is adjacent to 28 Fisher Rd.

In both roles, I wish to express a most strong and vigorous expression of opposition to the opposed development for 28 Fisher Rd, Dee Why. There are many reasons why a most strong objection to this development is necessary.

1. The owners and developers made no attempt to contact us, as to the potential development and possible impact.
2. The size and scope of the building constitutes great over development, of an already over congested area.
3. The scope and height of the building will over shadow and create loss of light to offices on the north of our building.
4. The privacy indicated on this north side of our building, (being the south face of the development) only indicates privacy screening on the lowest floor. However, there will be a serious loss of privacy to many private consulting suites, from "being looked into", by boarding room visitors and by people within other amenities, on the higher levels of the proposed development. Further, the roof space will directly compromise our privacy. This will directly affect my office suite and our professional rooms, as well and our adjacent or lower floor suite owners - tenants. This is further a great imposition, as many of the suites are medical service suites, allied health suites or professional service suites, where privacy of those people attending is paramount. Any such loss of privacy would impinge on their well being and mental health, if compromised.
5. The lengthy construction period will also greatly disturb and inhibit necessary medical, mental health and allied health services, who require a good level of a quiet environment, in order to operate. Further, several of the services, including cardiologists, auditory specialists, ENT specialists and psychologists, utilise very sensitive equipment, that is rendered inoperable or invalid to use, during any prolonged noise or vibration. I am acutely aware of this, as we have to schedule any renovations or service work in our building carefully, so as to not impinge of specialists practices or to interrupt their sensitive medical and test equipment. Thus, prolonged excavations, heavy equipment machinery and construction tool use, for such a large development, over the extended construction period, would disrupt specialist treatment or

corrupt medical and other test results.

6. There is already a very substantial, very concerning lack of adequate parking in this area. Our building specifically has approximately 20 visitors spots, as well as private parking spots for specialists and other office suites. However, we are already faced with great difficulty, in regard to these spaces being illegally used by other people in the area. I am acutely aware of this great problem, as Chairman, as I constantly receive complaints from elderly, disabled or other patients or visitors, to our building, who cannot find a visitors parking space, mostly as other people outside our centre have parked in our parking spaces. The increase of so many people either staying in the proposed development, being visitors to the conference centre and other people attending the building would only greatly impact further and lead to more people illegally parking in our building. This has occurred frequently already, as a number of people who are questioned as to their parking in our building visitor's spaces have indicated that they are attending activities within 28 Fisher Rd, such as drama classes, activities, etc. Other buildings and businesses in the area equally create this problem.

7. There does not appear to be adequate planning or allowances for delivery access, delivery trucks, etc, for all of the services presented in the development application, including function centres, cafe, supplies for boarding house management, etc. Presently, our access driveway, including for garbage-waste collection is often blocked, by delivery drivers or similar service providers, servicing other nearby commercial residents or businesses. This will clearly become a far greater disruption and problem, which greatly impacts on our building's ability to meet OH& S guidelines, e.g. to regularly remove waste. It also impacts elderly or disabled patients attending our building, who use our access to drop off patients. Further traffic in the area will disrupt use of the access area, e.g. it is often already blocked or over parked by people attending nearby buildings.

8. The number of parking places planned for the development would appear in be in no way adequate to meet the needs for a church, conference centre, 80 odd boarding rooms and other referred to services, such as nursing, NDIS services, etc. The development application is also ambiguous, as to needs or services catered to other than clients staying in the boarding house rooms.

9. Fisher Road is already a far too congested and over loaded street, that results in a great interruption to emergency services, in the area, including the adjacent Police Station and nearby Fire Station. It is already very common and highly concerning that Police Vehicles or Fire Brigade vehicles cannot manage to travel down Fisher Rd, from St David Avenue, to Pittwater Rd. I am already acutely aware of these frequent interruptions or denial of access for emergency service vehicles, including Police and Fire Brigade, as my rooms and my balcony overlooks Fisher Rd. We are also directly opposite the Police Station rear motor vehicle entrance. It is very typical, that on several occasions every day emergency vehicles are caught in gridlock and are forced to not only try different sirens, but to repeatedly blow their horns, in an attempt to get through over congested or gridlock like traffic. Therefore, there is grave concern that emergency services will not be able to attend to emergencies, as there will be a substantial increase traffic and disruptions, both during the construction process, as well as once the boarding houses, conferences rooms, etc, are fully operational.

10. Our research indicates a clear history of increased disturbances and illegal behaviour in the vicinity of a large scale boarding house. this is of more concern, given that any potential robbery, break-ins or attacks would be to medical services, allied health offices, etc.

Overall, the proposed development is highly opposed.

Yours Sincerely
Ian Wallace