
Sent: 28/01/2021 10:51:59 AM
Subject: OBJECTION SUBMISSION - KIRBY
Attachments: Online Objection DA20201576 - KIRBY.pdf;

27 January 2021

Attention: Anne-Marie Young
Application No: DA2020/1597
Address: Lot 25 DP 7002, 67 Pacifica Parade, DEE WHY

OBJECTION SUBMISSION DA2020/1597

Dear Anne-Marie,

Please find this letter as my objection for the proposed construction APPLICATION DA2020/1597. I am a widow and owner of unit 4/65 Pacific Parade and hold strong objection to the proposal for a number of reasons outlined below.

Parking

Parking is not sufficient or compliant with the classification of a boarding house. The high density building with limited spaces for residents and for visitors is only going to exacerbate the parking and congestion issues we already face as a community today. No space for visitors or building manager either. Parking is already of a concern in an already over populated street.

Privacy / Light

The building is oversized for the area and will impact on property boundaries, reduce the light available in 65 Pacific and over encroach over our privacy we today have in 65 Pacific Parade.

Low Cost Housing

The proposed rent of \$500-\$550 per week should not be considered as affordable. The development at the proposed rent levels does not meet the requirements that it is appropriate for a range of lower income households.

Building Compliance

This proposal does not meet compliance. Setbacks at the rear, on the sides and in the basement. Small size units attract most tenants to socialise on common areas impacting the noise levels, privacy and safety for surrounding residents. Overcrowding of the site with 52 individuals living on a 700m2 block.

Significant demolishing and excavation work will be required as part of this construction into the rock on the site. There is a significant risk of that the excavation has the propensity to create damage from the vibrations and digging to neighbouring construction such as our unit block next door.

Privacy / Light

The rooftop terrace allows direct line of sight into neighbouring balconies and living spaces. Noise is of a significant concern and fear of my safety.

Parking

Parking is not sufficient or compliant with the classification of a boarding house. We live on an extremely busy street in Dee Why, on a hill and with very close proximity to the traffic lights. The high density building with limited spaces for residents and for visitors is only going to exacerbate the parking

and congestion issues we already face as a community today. Proposal of having a go/stop light system in a car park can only indicate one thing which is a car park underground at an extreme lower level which again causes me concerns with the excavation required underground to dig to the level underground required. No space for visitors or building manager either.

Noise

Due to the common area and open terrace at the rear of level 1 causes be great concerns of noise on our neighbouring building. This is going to be extremely difficult to manage and may cause issues for the Council and Law Enforcement more longer term.

Thank you for considering my objections to the proposed development.

Regards

Narelle Kirby
4/65 Pacific Parade