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**Sent:** 29/04/2021 7:19:21 PM  
**Subject:** Online Submission

29/04/2021

MR Matt McCroarey  
10 / 34 Fisher RD  
Dee Why NSW 2099  
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**RE: DA2020/1167 - 9 Francis Street DEE WHY NSW 2099**

To whom it may concern,

We would wish to raise our objections and concerns in regard to the proposed development. These concerns vary and are outlined in a high-level below and further discussion is welcomed.

1. The development lists 70 housing unit + 1 live in Manager, with only 36 parking spaces. Despite the generated traffic report, these allocated parking spaces will be insufficient to cater for all residents, cafe and conference space users, as well as, existing Francis St and Fisher Road residential overflow.
2. In relation to the above point, is the proposal suggesting that the residents of the temporary accommodation do not or will not have access to personal transportation and therefore adequate parking is not required? Is this assumption not discrimination against those that will be utilising the services?
3. As a resident of 34 Fisher Road, the construction alone is going to create a further back log of traffic, increased commute times and further risk to public safety, on a stretch of road that has high foot traffic of children of all ages. The junction of Fisher Rd and Francis St is already problematic and cannot sufficiently manage current peak hour traffic demands. We already have our local emergency services (Police and Fire) struggle to navigate Fisher Rd during periods of heavy traffic, even under lights. This is certain to be further problematic and detrimental to emergency response.
4. During the construction period, where will the workers be parking that will not affect the current traffic flow, street parking, residential areas etc?
5. The proposal has outlined that the housing will be broken down into lots of 6 to 7 units per floor, each with a Nurse/Manager station. 49 units equates to the potential requirement of 6-7 nursing staff per shift, which has not been equated for in regard to safe and secure parking.
6. There has been no consideration of existing spaces and businesses that will be heavily effected in terms of foot traffic, profitability and business longevity during the period of construction and future operations if they manage to successfully navigate this period of significant disruption.
7. While affordable accommodation that is able to cater for NDIS recipients is a great initiative, this proposal does not appear to meet these needs or the needs of the current and immediate existing community.

It is great to see support of the initiative from members of the wider community, including those which do not reside in the immediate area and as such will not be directly affected, and while we are not opposed to development of community centric spaces and services, we strongly believe the community has not been adequately consulted about their needs, nor has a suitable location been proposed.

We welcome an open discussion on the matter.

Regards,  
Matt McCroarey & Tenille Cronin  
Owner Occupiers  
10/34 Fisher Rd, Dee Why