
Sent: 14/10/2020 2:17:35 PM
Subject: Online Submission

14/10/2020

MRS Olivia Solomon
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RE: DA2020/1167 - 9 Francis Street DEE WHY NSW 2099

As Owners of unit 1/7 Francis Street Dee Why (Investment Property) I strongly object to the recent submission of the proposed new complex to be erected at 9 Francis Avenue, Dee Why.

This new development will impact the tenants living arrangements in numerous ways and we strongly disagree with its approval for the following reasons;

There will be reduced solar access for all residents of 7 Francis street. By our calculation, units 2,3 & 4 will loose around 6 hours of solar access between 9am and 3pm to their living areas each day during winter. Specific calculations for our unit (3) suggest that we will loose ALL of our sunshine between 9am and 3pm for a full 5 months, from late April to late August. Unit 5 would be less affected, probably losing around 3 hours as they already have the impact of the current building. This will substantially increase the amount of energy we all have to use to heat in winter, reduce solar panel efficiency and increase temperatures in summer. This will affect the whole block, as the thermal mass will not have the opportunity to warm throughout winter.

The significance of the block will affect access to wind, increasing humidity and potential for damp. This will also cause extra energy use during summer as the thermal mass of the block will have less chance to cool.

Increased noise from the proposed rooftop open space will be directed into the bedrooms of the town houses.

There will be reduced privacy into our townhouses and in our courtyards.

Expulsion of particulate & pollution from the underground garage (40 cars) and commercial kitchen. We also have a unit in Narrabeen and a new development was erected next door and from the vibrations of the machinery used to dig under the earths surface caused crack holes in our brickwork over serveral units and was a costly exercise to repair, through no fault of our own.

Any significantly dense area of a single demographic can potentially create a ghetto type environment. Bear in mind the residents only have about 20sqm each in total.

Traffic is already dangerous on Francis street, adding more cars, bicycles, pedestrians and people of disability in to the mix (congregation, cafe & conference facilities) is going to exacerbate that.

From Unit 1/7 Francis Street, Dee Why strongly urge you to review the new development and

the implications it will have on surrounding residents. Dee Why is already heavily over populated and parking and moving around in this suburb has caused many traffic difficulties to its residents.

Regards
Olivia and Ben Solomon