
Sent: 17/04/2021 12:58:55 PM
Subject: Online Submission

17/04/2021

MRS Cheryl Rine
18 / 2a - 4 Francis ST
Dee Why NSW 2099
cherylrine@gmail.com

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

To whom it may concern,
This is the second application for dense boarding house accommodation in this block of Francis Street.
The other is at the corner of 2 Francis Street and Redman Road.

I am concerned that such dense housing of special needs people will impact the social integrity of the area and promote discord. A community that is well balanced with people from diverse socioeconomic backgrounds will achieve a safer, more inclusive society.

I suggest that a mixture of owner/ occupier tenants would be a safer alternative to the current proposed application. Owners always look after a property better than tenants. Also, there is no guarantee that a manager will live in the development. A manager unit noted on an application does not mean that a manager will actually live there.

If you are suggesting disabled residents will be living here - the width of the entrances, hallways and bathrooms do not comply with current NSW Health guidelines for wheelchair access. I don't see a compliance document for this type of facility nor do I see an impact statement from the nearby health facilities and police.

The loading zone currently blocks access to the parking area. If you have vehicles requiring wheelchair accessibility needing to use this area for 70+ residents, this area will be blocked for a considerably longer time than the one proposed in the traffic management document.

Francis street is increasingly used as a thoroughfare for traffic wanting to avoid Pittwater road congestion. By only having access to the underground parking via Francis Street, you are creating an increase in traffic and restricted visibility. Your proposal of 72 rooms and 15 car spaces for tenants will ensure more traffic looking for parking on the streets, particularly on Francis Street. If you are suggesting that wheelchair bound tenants will walk to the local shops, then the pathways of Francis Street are of insufficient standard to allow this. The speeds on Francis Street often exceed 50km/h as cars 'run the gauntlet' to beat Pittwater Road traffic.

It is a considerable concern that the current neighbours have full time shadow. I read the George Group application suggesting the building at 7 Francis St needed development. This is not the answer to the poor development application. One level should be removed from the Francis St building.

I note that the George Group application also stated noise would be restricted to 'business hours'. How is that to be policed? Whose business hours? Many people work shift work and require noise control at all times of the day and night.

This application should be rejected in the basis of:

Density of high needs tenants with little support or facilities to accommodate them in the area;

A second identical application in the same block;

Poor access and egress for wheelchair bound people;

Sparsity of vehicle parking, vehicle access and increased traffic flow issues;

Poor living conditions for the current tenants in 7 Francis Street, (light, noise), and for Francis Street Residents, (increased traffic - both vehicular and foot), noise and socioeconomic cluster disparity.

This can be a better application with mixed housing and less dense housing.

I look forward to a favourable change to this application.

Yours Sincerely,
Cheryl Rine.