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Sent: 4/10/2021 7:34 AM
To: "Council Northernbeaches Mailbox"
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Subject: OBJECTION TO DA2021/1508 – 882A PITWATER ROAD, DEE WHY
Attachments: 2021-10-04 Objection DA2021-1508 NBCouncil.pdf

Attached is my objection to the DA2021/1508 – 882A PITWATER ROAD, DEE WHY

Regards

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PLANNING • COMMUNICATION • MENTORING

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MPA acknowledges that it works on Wiradjuri country, respects and recognises the strength, resilience and capacity of Aboriginal peoples, and Aboriginal Elders past, present and emerging

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Northern Beaches Council
Civic Centre
DEE WHY NSW 2099

URGENT

Closing date 8 October 2021


OBJECTION TO DA2021/1508 – 882A PITTWATER ROAD, DEE WHY

I would like to submit my objection to DA2021/1508.

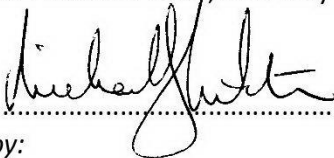
The applicant of this DA has asked that the proposal be considered to contain the demolition of the current building and the establishment of a Boarding House, Food and Drink Premises and Office Premises.

I believe that the site is unsuitable to build a 9-storey building with 20 "Affordable Housing" dwellings. Not because I have anything against affordable housing, but because it will maintain the stereotype of 'poor housing' for all the reasons listed below:

Specifically, I would like to point out the following issues that I have identified:

- ✓ **CAR PARKING ISSUES** – The proposal does **not contain any on-site car parking facilities at all**, notably for any of the at least 40 tenants and three commercial offices.
- ✓ **DELIVERY AND WORKZONE ACCESS ISSUES** – **There is a rapid transport bus lane inclusive of bus stops immediately outside the site.**
There is no provision for off-street parking for deliveries to the café, commercial offices or takeaway food delivery services for at least 40 boarding house tenants and office workers. There is no dedicated area for garbage trucks to stop and to collect garbage and waste because of the rapid transport bus lane.
Moreover, there is no provision for trucks to access the site during the building period because of the rapid transport bus lane being immediately outside the proposed building site.
- ✓ **(FIRE) SAFETY ISSUES** - The proposed building has **no rear access** which brings about problems with **safety** of a possible 40 residents, plus those employees in the 3 commercial offices. There is one way out if there is a fire – walk down 9 flights of stairs.
- ✓ **ACCESSIBILITY PROBLEMS** - The three essential **accessible** dwellings are on levels 5, 6 and 7.
 There are no ramps for a wheelchair or physically impaired tenants to safely exit seven levels of stairs, especially in emergency situations.
- ✓ **AMENITY IN RESPECT OF NEIGHBORING BUILDINGS** - The 9-storey building offers nothing to **enhance the amenity** of the people living in surrounding buildings. To the contrary, this 9-storey building will further decrease the amount of natural sunlight accessible to 880 Pittwater Road units especially.
- ✓ **DENSITY OF LIVING** - The **density of living** in such a confined space constrained by buildings on both sides provides an **inferior type of accommodation**, no natural ventilation east-west through the building and little to almost no natural sunlight.

Name Michael Milston
Address 20/880 Pittwater Road, Dee Why

Signature.....  **Date** 4 October 2021

Please send either by:

Scan and Email: council@northernbeaches.nsw.gov.au

or Post: Northern Beaches Council, PO Box 82, MANLY NSW 1655