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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

13/02/2025

MR David Stephenson
ST
NSW

RE: DA2025/0024 - 158 Pacific Parade DEE WHY NSW 2099

I oppose the proposed development. After having reviewed the documentation it is clear that there has been no thought process into the current area, the neighbours or a proper traffic assessment has been completed within the area, please have one completed post 5PM on a weekday and literally anytime over the weekend.

There is currently limited parking around the entire development area, how there can be an approved development that does not have adequate parking provisions for each unit is ridiculous. Some units have provisions for 2 spaces although one unit misses out completely for the use of 2x visitor spots... this is also only indicative and I assume this will be amended prior to final plans being produced with a reduction of numbers on the final plans.

Without adequate parking spots for further/future vehicles this will greatly increase the traffic volumes in and around the development.

The Strand, Dee Why is currently a difficult road to get into at most times of the day from Pacific Pde. There is hardly any parking on that street and the parking that is there will now be removed to provide a driveway for the building. No doubt the new restaurant/commercial spaces will require staff or owners to be parked around the building for multiple hours at a time, further increasing traffic & parking issues around the area. This also does not include parking to visit the commercial spaces. The parking around the building is limited or timed and already takes multiple attempts of moving a vehicle to find a secure space to park.

Currently both commercial spaces/restaurants are thriving with local and visiting customers and have established themselves within the area. Post completion, I assume rent will be more expensive than the current annual increases as there will be a premium to rent/lease the commercial space in a newly completed building. For the now 'one' restaurant space rather than two, both establishments currently have more than one toilet/WC provided.

During the construction, will there be traffic monitoring, road closures? Even notice to the surrounding units? There has been multiple road connectivity issues and continues to be ongoing construction in an already overpopulated area. How will the traffic be monitored? Please advise on where we can park our vehicles with 2 new apartment buildings that do not provide adequate parking numbers within 10m of each other?