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Subject: Online Submission

29/01/2021

MR Ed Fritz
ST
NSW
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RE: DA2020/1597 - 67 Pacific Parade DEE WHY NSW 2099

Dear Anne-Marie Young,
We are owners of a unit situated at 65 Pacific Parade Dee Why and wish to lodge an objection to the proposed boarding house development at 67 Pacific Parade, Dee Why - DA2020/1597 for the following reasons:

Footprint

The footprint of the building extends beyond the building envelope, and is too close to the neighbouring properties, including our building block. The scale of this development seems completely disproportionate to the block of land and the neighbouring buildings, which are purely residential.

Excavation Risks

Given the close proximity of this project to our building block it is of great concern for us that vibrations during construction would cause significant damage to our property. Having already observed some cracks in our building due to 'natural soil movement', I imagine that the sort of damage that high power excavators would inflict on neighbouring blocks by digging as deep and as closed as described, would result in a very high risk of severe damage, and this is a great concern for us.

Aesthetics

The large building comes close to Pacific Pde, and its design is totally out of character with the surrounding residential area in Pacific Pde. In my view, looking at the renders it already looks oversized and out of proportion with its surroundings.

Parking

The development is 26 rooms with a capacity of up to 52 people, yet parking is limited to 13 cars, 5 motorcycles and 5 bikes. Since the development would remove at least one more parking space from the street, the resulting delta is 12 effective parking spaces for 4 times the amount of people that would reside or visit the proposed building. This is with no doubts grossly insufficient given the congested nature of street parking in the area.

Parking space in Dee Why is so limited that, especially at night, vehicles are parked not just legally filling street spaces but also on corners, no parking/stopping places, and even visitor's parking spaces of buildings in the area, including ours.

The Traffic and Parking report states that there is "capacity to accommodate up to 14 and 12 passenger vehicles along the southern and northern sides of Pacific Parade", and "12 and 11 passenger vehicles within The Crescent between Pacific Parade and Carew Street". This is simply not true. Anyone who lives in the area would know how hard it is to find available parking spaces. The report is either flawed, or has been done under a set of conditions that rarely occur, which are coincidentally favourable to support the positive outcome that the

developer is looking for.

Traffic

Delmar Parade is a street that provides access to Dee Why, balancing traffic coming from Pittwater Road. Traffic in Delmar Parade would be negatively impacted in a considerable way and there is no mention of this in the traffic report. Delmar Parade is narrow and curvy with no median strip demarcation; which means the increase in traffic may result in a higher risk of accidents. The Crescent presents challenges similar to the Delmar Parade.

The impact on traffic will be aggravated by the introduction of the proposed building's internal traffic signal system that would generate waiting queues on the street, resulting in further congestion on Pacific Parade. This would also create a safety issue particularly for pedestrians and passing vehicles on Pacific Pde with the additional challenge of reduced visibility for vehicles coming in from the East at the top of the hill.

In addition, the number of waste bin collections required will cause delays to traffic whilst being collected, causing additional obstructions.

Loss of Natural Light

Given its large footprint, the development would significantly reduce the sunlight to neighbouring buildings.

Privacy

Privacy to neighbouring residences would be compromised, which affects the quality of life of its residents, and represents a restriction of the right of quiet enjoyment of the place of residence. This proposal includes a communal open space area (COS), located at the rooftop, and an open terrace area. The rooftop terrace will overlook neighbouring units, invading privacy. There is not enough consideration in the design for reducing noise or ensuring privacy for the neighbourhood.

Noise

The COS would be a major noise concern as residents gather and socialise, particularly at night. With up to 52 residents/ visitors and the targeted demographic a party atmosphere would be the norm every day and night. This will undoubtedly cause constant noise to carry to all neighbouring buildings, and it is not keeping with the current quiet, residential environment. The acoustic engineer report confirms the COS area would be a source of excessive noise. However, the recommended noise control measures are impractical in my opinion, and ongoing compliance issues should be expected by the council.

The acoustic report also omits measurements and calculations at the Third Floor of 65 Pacific Parade, which would be the area most affected by noise, given its proximity to the COS.

We strongly request that any development of this type should not include a communal (rooftop) outdoor space at all, however, at the very least, we would suggest it be re-positioned to a location where privacy and noise issues with neighbours are not a concern.

Health

We understand smoking would be permitted in the large outdoor areas, which given the number of people that would be using these areas during day and night would cause toxic smoke to invade our balconies and open spaces and even penetrate into our units. There are people with respiratory conditions already living in our building, which would cause further health issues, and require windows to remain shut, limiting considerably the quality of life and enjoyment of clean air into our properties.

We strongly believe this development is absurd and ridiculously disproportionate to its surroundings. We look forward to it being dismissed and further submissions from this

developer to be looked at with utmost caution.

Kind regards.