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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

10/03/2024

MRS Bessie Dobrich
65 The Esplanade ESP
FRENCHS FOREST NSW 2086
[REDACTED]

RE: Mod2024/0048 - 615 Pittwater Road DEE WHY NSW 2099

To: Development Assessment Team

Subject: Notice of Proposed Development
LEC2024/00044633 (MOD 2024/0048)
11 MAY ROAD, DEE WHY

As an adjoining land owner I am very concerned about this most recent attempt to circumvent and subvert the Court's decision of 2018 [DA2018/1166] to limit the scale and size of the proposed over development in view of the substantial objections and concerns of both the Northern Beaches Council and adjoining and local land owners.

A. CAR PARKING ISSUES:

1. The original LEC Orders in Leech Harmon Architects v Northern Beaches Council [2020] NSWLEC 1032 of 22 January 2020 included Order 5 namely:
Development Application No. 2018/1166 for the demolition of all existing structures on the site and the construction of five 2-storey buildings over a split level basement carpark, containing 80 boarding rooms including 5 managers' rooms, with associated access, communal areas and landscaping works, is approved, subject to the conditions of consent at Annexure A, for proposed 155 lodgers and 5 (?) managers.

The proposal included: Basement containing 47 car parking spaces, 21 motorcycle parking spaces and 66 bicycle spaces for proposed 155 lodgers and 5 (?) managers.

2. The DA was modified in Supertramp Pty Limited v Northern Beaches Council LEC 2021/00101945 for the reconfiguration of the basement car parking to accommodate 38 car parking spaces including 1 carshare car parking space,

The Order was that :

Condition 49. Car Share to read as follows: Provision shall be made for one (1) car share space in the carpark upper in the space nominated on Floor Plan B,C prepared by Leech Harmon Architects (Rev J) dated 21 June 2021. ... The car share arrangements are to be operative upon issue of the occupation certificate and are to be maintained for the life of the development.

COMPLAINT ISSUE -TRAFFIC & PARKING

The current MOD proposes a further drastic in car parking from :-

26 Standard & 8 Accessible to 18 Standard & 3 Accessible for now 168 (increased from 140 lodgers - see CONDITION 45 OF ANNEXURE A to Supertramp Pty Limited v Northern Beaches Council LEC 2021/00101945), IE only 21 of the 168 lodgers will be able to park their

cars in the development!!!!!!

Additionally the number of motor bike parking is drastically reduced from 17 to 1, IE only 1 of the 168 lodgers will be able to park their motor bike in the development!!!!!!

The proposal on page 5 of the Statement of Environmental Effects in para 4 implies SEPP (Housing) 2021 of a 1 car space per 5 rooms = 1 per 10 lodgers

The SEPP actually notes:

The parking rate for these housing types is:

- 0.2 spaces per room in accessible areas- there are proposed 2 "accessible" rooms
- 0.5 spaces per room in other locations. There are proposed 18 "standard" Rooms

If the council specifies a lower parking rate in a local environmental plan or development control plan, that lower rate applies.

Doesn't this mean that for approved 67 Standard rooms + 5 Managers rooms = 36 car spaces.

Manager's car parking for 5 managers is limited to 3 car spaces ONLY.

Where will the others park ?

May Road is already busy with local owners parking cars. There will be unnecessary increased congestion for parking in the local surrounding streets. The amenity of the area will be greatly impacted. Where will visitors to adjoining and nearby homes be able to park??

Additionally, where will the lodgers be able to charge their electric cars, in the push for non-petrol vehicles to be increased in number???

The Statement refers to a TRAFFIC & PARKING REPORT, but this has not been provided to me ,to be able to comment. please provide this report if it is a part of the proposal URGENTLY. I OBJECT to the misleading allegation in the Statement that there will not be any adverse traffic or parking effects, See above.

COMPLAINT ISSUE -INCREASE INTENSITY OF THE APPROVED LAND USE AND REDUCTION OF ROOMS FOR DISABILITY:

The proposal for "81 standard rooms + 6 Accessible rooms" is not only a 16% increase in the number of rooms but a 25% reduction in Accessible rooms . This is a significant increase from the approved 67 Standard rooms approved, and a substantial reduction in the Accessible rooms approved disadvantaging access to those with disabilities.

COMPLAINT ISSUE -INCREASE IN HEIGHT AND BULK

The Statement of Environmental Effects does not have any diagram of the Overall Elevations - EAST & WEST as at 11 May road, Dee Why, and no mention is made in this regard. This is serious omission.

The addition of a further level onto Building E is objected to on the basis of height and bulk. The Plans BUILDING E -ELEVATIONS do not show the height of the proposed finished roof, but it will be at least 2.7m higher than the previous plan. this extra floor is objected to. It will also have windows and balcony that look directly into bedrooms of 13 May Road, causing loss of amenity and privacy to my property. I refer to the "proposed sun eye view plan" DES A415 Edition E, for Block E showing substantial impact to 13 May Road, Dee Why.

COMPLAINT ISSUE -LANDSCAPING- ROCK SUBSTRATE

The proposal for 12m & 15 m high trees to be planted in front of 11 May Road (referred to as "BS" and "MG" as per Landscaping Plan LA-01 dated 19-12-23) is unrealistic as the ground level there is "rock". There is no depth for any planting of high trees as their roots will be very shallow and the tree prone to falling over, causing property damage in the future. No geotechnical report is provided by the applicant, even though I have raised this Complaint before, to show the current rock outcrops in front of 11 May Road, Dee Why that substantiate

the lack of depth for trees in this area. The Statement does have other photo images showing substantial rock outcrops throughout the development site. Any such large trees planted here are a great danger to future pedestrians and occupiers of 11 May Road and adjoining properties, and traffic on May Road. This aspect must be rejected.

I have similar concerns about the tree "ER" to be 15m high being planted at the rear corner next to my land on 11 May Road, again onto a rock substrate which the plans show is not being excavated. This will be very dangerous for occupants of Block E and block D and my property.

Council is requested to vigorously and technically oppose these propped changes as they will have a negative impact on this area in May Road, Dee Why, and leave a continuing long term issue for Council to deal with going forward.

B DOBRICH

13 May Road

DEE WHY