
From: Debbie Shaw
Sent: 3/03/2025 5:42:36 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: RE: DA2025/0024 - 158 Pacific Parade DEE WHY NSW 2099

Good Afternoon,

I am writing to formally object to Development Application DA2025/0024 for the proposed development at 158 Pacific Parade, Dee Why.

I note many submissions have already been made by residents from multiple surrounding blocks objecting to this proposed development, and their valid concerns are in line with mine. In particular, I concur with all the concerns raised in Ms McLeod's submission and I add my specific concerns as follows:

Parking, Traffic & Accessibility

Our building is a residential block of 10 units with strata titles, under Strata Plan 6157 at 139 Pacific Parade. Each unit has a single garage and there is no provision for any other parking onsite, including no additional car spaces for units or visitor parking. Dual / multi-occupants of our 1 or 2 bedroom units with more than 1 vehicle already struggle on a daily basis to find parking in any of the surrounding streets.

Weekends are particularly challenging, exacerbated by ever-increasing numbers of visitors to Dee Why, and particularly when there are events, markets, public holidays, long weekends – or any weekend, or in the evenings and mornings when, for no other reason than to visit our beautiful beach, people come here.

It is not uncommon for vehicle access in and out of our driveway to be restricted due to vehicles parked so they partially obstruct the entrance to our block. This is a common occurrence around this area of Dee Why because there is already not enough parking to cater for the existing residential population.

The Traffic Report advises that this proposed development includes nine (9) residential apartments as follows:

- Five, three-bedroom standard apartments = potential total of up to 30 residents
- One, two-bedroom standard apartments = potential total of up to 4 residents
- One, two-bedroom affordable rental housing (ARH) apartment = potential total of up to 4 residents
- Two, one-bedroom ARH apartments = potential total of up to 4 residents

This adds to an already overpopulated area of Dee Why, a potential new permanent population of up to 42 residents, in a building with basement level car parking expected to provide a total of only 16 car spaces.

In addition, where will visitors of these potential 42 new residents park? Where too will the potential shoppers / diners park if they wish to avail themselves of the retail and hospitality offerings in this new complex?

The fact that ten years ago, the existing development did not provide for any of the 72 car spaces which were identified as required at the time, should not be used as precedence for this development to play

down, or overlook this issue. Ten years on, this area of Dee Why is full to busting. There is not enough space for more cars to park.

Safety

The Dee Why beach precinct and surrounding streets, including Cassia Street, Boronia Street, Pacific Parade and Oaks Avenue is an ever-increasingly high pedestrian area. To walk across Pacific Parade from our building, I often have to thread my way through a line of traffic waiting in Pacific Parade to get onto the Griffin Road roundabout.

In addition, vehicles often take the corner from Griffin Road into Pacific Parade at speed. With no pedestrian crossings on or around the roundabout, it is often dangerous trying to walk across Pacific Parade, particularly for those with young children and/or dogs, for the elderly and for people with injuries.

With vehicles turning in and out of the petrol station as well, it is only a matter of time before a pedestrian is hit and seriously injured or worse.

This development will further elevate the foot-traffic around this area and the safety aspects of this need to be addressed upfront.

Noise

With reference to DA2015/0667 & DA2015/0466 (JB & Sons and Beach Burritos), both Noise Impact reports concluded that there would be no impact to any of the “*closest sensitive receivers*” – the occupants of 139 – 141 Pacific Parade are named in these reports.

In 2015, I objected to that development on account of the way noise travels. My objections have become reality, with the only relief being that JB & Sons closes at 10pm and patrons usually disperse after that. However, at times, the pub noise emanating from that building is extraordinary.

Due to the proximity and similar heights of the 2 adjacent unit blocks at 139 Pacific Parade and 147 Pacific Parade, any noise that comes from 158 Pacific Parade reverberates and bounces between the two blocks, particularly at the back.

With this new proposed development inclusive of hospitality venue(s), the same concerns apply, with the additional impact of the 3 storeys above it, walling the noise in even further. These “Noise Impact reports” do not accurately reflect the real impact to people.

I see nothing positive for the residents of Dee Why in approving this development, and with climate change on the march, the next time there is a “mini cyclone” that thunders up through the same natural corridor it took in December 2019, that building will be the one that will have its roof ripped off first. I can only hope and pray that the heavy, damaging debris doesn’t land on our building, the buildings around us, or cause serious injury or death.

I respectfully ask that Council acts in the interests of all of the owners and residents in this area, and does not allow this development to proceed.

Debbie Shaw
Secretary
The Owners Corporation
Strata Plan 6157

139 – 141 Pacific Parade
DEE WHY 2099

