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**Sent:** 28/01/2021 10:59:19 PM  
**Subject:** Online Submission

28/01/2021

MS Simone McDonald  
31 / 1 - 3 Sturdee PDE  
Dee Why NSW 2099  
Simone.mcdonald4@yahoo.com.au

**RE: DA2020/1597 - 67 Pacific Parade DEE WHY NSW 2099**

Dear Anne-Marie,

I wish to object to this development proposal on the following grounds.

Character/amenity

- proposed site is too small for this building
- sites this size typically have 8-10 units, not 26
- development not suited to the residential density or the character of apartment blocks in this area

Traffic and pedestrian safety

- this development would increase risk of traffic and pedestrian accidents due to large increase in resident and vehicle numbers
- site is too close to corner of The Crescent for a building this size and scope and would increase risk of accidents with cars braking and queuing to enter or exit
- location likely to cause issues with traffic flow and bottlenecks

Parking

- insufficient street parking currently would be much worse with additional vehicles and the loss of a car space due to the larger driveway proposed
- currently no available street parking most days in the afternoon or evening

Noise

- common areas would create excessive levels of noise and disturb neighbours
- suggested controls for noise management are not realistic and would be difficult to enforce

Building compliance issues

- setbacks and building envelope not compliant with requirements and would impact negatively on neighbours
- basement excavation close to neighbours risks damage to other properties

Affordable housing requirements not met

- site is more than 400 metres from bus stop with hourly services 6 am - 9 pm Monday to Friday and 8 am - 6 pm weekends
- proposed rent is too high for lower income earners

I ask council to take these areas into consideration when reviewing this development proposal.

Kind Regards,  
S McDonald