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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 17/03/2025 1:12:25 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

17/03/2025

MR Alex Babiy  
14 / 168 Pacific PDE  
Dee Why NSW 2099  
[REDACTED]

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

From: Owners Corporation -168 Pacific Pde, Dee Why, 2099

Objection to DA2025/0024

We object to the development application.

The proposed development's lot is significantly smaller than the surrounding lots and is located at a busy crossroads. The planned three-story building is too large for the area and would overshadow nearby homes and their amenities. The beachside park, shops, and restaurants at Dee Why beach attract many visitors. Nearby roads are also seeing new unit developments. This, along with the proposed building at 158 Pacific Parade, will create a crowded environment. The ongoing construction at the nearby site, 151 Pacific Pde, has caused noise disruptions for over a year, leading to construction fatigue for local residents.

The planned complex will have limited traffic access on The Strand, where the parking lot entrance is expected. This area already has busy entry points for a service station and a garage. The parking lot would increase traffic on the roadway, and the car lift for parking is seen as inefficient, possibly causing lines and jams. Cars traveling on Pacific Parade often detour through The Strand for parking. Current intersections on The Strand already face traffic congestion, which would worsen with the new development.

There is no visitor parking at our building. Street parking is limited due to high demand from nearby homes and visitors to The Strand and Dee Why beach. Homeowners in the proposed development are likely to use street parking too, due to limitations of their parking facilities. There's also uncertainty about losing curbside parking spots nearby, which are heavily used. Additionally, there is no parking for businesses, worsening the parking competition with residents. The nine new homes planned will further strain street parking.

Regards,

Alex Babiy  
Member of Executive Committee  
The Owners Corporation  
Strata Plan 1874

