
Sent: 29/04/2021 6:44:24 AM
Subject: Online Submission

29/04/2021

MR Thanh Nguyen
2 / 11 Francis ST
Dee Why NSW 2099
tnhanng211@gmail.com

RE: DA2020/1167 - 9 Francis Street DEE WHY NSW 2099

Date: 29 April 2021

Mr. Nhan Thanh Nguyen & Mrs. Tu Thanh Thi Tran
2/11 Francis Street
Dee Why, NSW 2099
tnhanng211@gmail.com

Dear Sir/Madam Assessor,

RE: Objection to Notice of proposed development - Amended plans
Application no. DA2020/1167
Development Address: 28 Fisher Road and 9 Francis Street Dee Why

We are residents of Flat 2 in the property of 11 Francis Street writing in regards to our objection and concerns to the proposed development to the affirmed planned development above. From the amended design submitted for DA approval we have identified issues that will affect and change our and our neighbors current living situation, quality of life and safety in the street. Below is a list of concerns we have with the current planned proposal:

- **Natural Sunlight:** The proposed design is a 16m story building which is larger than our current building. We find that at this height the new development will block all natural light from reaching our apartment for a large portion of the year. The shadow from the building will also cast a shadow over our designated outdoor clothes line area which will not provide us enough sunlight to dry our clothes, leading to the potential of damp and moldy clothes.
- **Privacy:** Similar to the above concern due to the height in the proposed development we have concerns with the potential of the occupying resident in the proposed development having a non-obstructed view into our living and bathroom spaces. We should be able to live our lives without neighbors looking through to our living spaces especially our bathroom where privacy is most necessary.
- **Noise:** Our neighborhood though currently already very congested is generally quiet with the majority either retired or with young families. The proposed development will add at a minimum 70 new residents to the neighborhood which naturally will create noise. There is also a proposed rooftop alfresco area that would be opportune for outdoor gatherings/BBQs on a nice clear day. Being at such a height any noise from the rooftop will project very loudly across adjoining properties.
- **Street Congestion:** The traffic report states that there is only a requirement for 0.2 spaces per

apartment leading to 14 spots. The proposed development has allowed for 22 spots plus 14 stackers totaling 36 plus 14 motorcycles spots which is over the "suggested requirement". We believe that this is not enough space for the 71 apartments, but even if it is enough that means there is an additional 50 vehicles that will be coming and going plus deliveries to the café. The plans only indicates one Visitor parking which makes us believe that any visitors to the apartment will overflow to the streets which is currently already overcrowded street. The report doesn't state it but living on Francis street for over 20 years we know it is very overcrowded and congested for a narrow street. It is our belief that more congestion from new residents coming and going with overflow pouring out the streets will create more traffic but most importantly create a safety hazard for residents around the proposed development, which many have young families and/or the elderly retired.

Please understand that we are not entirely opposed to the proposed. Though we hope you find our above concerns valid and take them into consideration as you proceed with reviewing the proposed development DA2020/1167 and request that the issues be addressed by the developer before approving.

Yours Sincerely,

Residents of Flat 2, 11 Francis St, Dee Why