

9/6/20

Dear Lashta Haidari

Northern Beaches Council

Objection for DA 2020/0272 691 Pittwater Rd Dee Why

I refer to your recent advice dated 22/5/2020 in respect of the above matter.

Whilst I encourage the development of this area, this proposal to me is not in the spirit of council's initial plan. It appears that the original concept of rear lane access not been followed, nor the development of a continuance of unit developments along this strip. I have supported the concept from the start but am concerned that the initial object is now, if this development was to be allowed, near impossible to achieve.

After considering the objection of my rear neighbour on 20/5/20 I am not in favour of this proposal on the basis of:

- At no point have I been consulted on this proposal.
- No parking component. With a mixture of commercial and mixed housing spanning many levels congestion would be near impossible for neighbours to endure. The proposed minimum of 31 spaces is noted by another objection.
- Traffic congestion from a large increase in population.
- It appears the development is close to the boundary line; I understood a greater setback was envisaged by other development proposals. Your comments on this would be appreciated.
- Inadequate sunlight and ventilation appear to arise in many of the apartments.
- No disabled access to rooftop.
- Covenant to ensure of the landlord to ensure that greenspace is assured.
- if a fire report does not adequately, especially in regard to lift lobby and corridors.
- Privacy is of concern, and this has not been adequately addressed.
- Rear access remains unresolved, without this resolution all commercial proposal must be in doubt, unless a proposal of this nature is successful.
- Waste area appears inadequate. Rubbish collection, a major concern with the recent St Davids development, is not adequately considered. The influx of many short and medium new residents introduces health and social issues. Housing is certainly encouraged by me but the original concept needs to be emphasised more strongly.
- Shadows emerging from this development are also of concern, and this needs comment in respect of previous local development.

I will be happy to discuss this objection.

Regards

Brian A Scott

Personal information should be removed.