
Sent: 15/05/2021 3:52:42 PM

Subject: APPLICATION NO. DA2020/1597--NOTICE OF PROPOSED DEVELOPMENT - AMENDED PLANS

Attention: Ms Anne-Marie Young
Principal Planner

We are in receipt of Council's letter regarding Notice of Proposed Development -- Amended Plan **RECEIVED BY POST ON FRIDAY 14 MAY, 2021 WE ALSO NOTE SUBMISSIONS CLOSE 17 MAY, 2021**

We wish to make a further submission after having reviewed the amended plans submitted by the Applicant.

We are the owners of Unit 7/65 Pacific Parade, Dee Why and we rely upon our previous submission which outlined our serious concerns regarding the proposed development. We wish to reiterate our concerns regarding the proposed boarding house development and in fact our concerns have increased having reviewed the Urban Design Referral Response dated 14 May, 2021 from Northern Beaches Council which does not support this development.

1. It is noted that the proposed boarding house is a big increase in unit density and we believe this would be detrimental to the already existing neighbouring properties. This development is far too large for a small suburban block.
2. The height of the building causes us concern in terms of privacy and sunlight deprivation once again to neighbouring properties.
3. The deep excavation required for this development also causes us concern in terms of the likely damaging effects on the structural foundations not only on No. 65 Pacific Parade but also other surrounding properties.
4. In our opinion these micro apartments will create a lower standard of living and more social issues which are already evident in Dee Why.
5. We reiterate our concerns regarding parking and we note the Report by Stanbury Traffic Planning who obviously have disregarded the volume of traffic and parking related issues which residents of Pacific Parade and surrounding streets face on a daily basis. We totally disagree with their finding which says "there are no traffic or parking related issues that should prevent approval of the subject application". This is clearly an incorrect, inaccurate and erroneous assessment of the realities of parking on Pacific Parade in one of the busiest and most dangerous streets in Dee Why for cars and foot traffic.
- 6 We have read the Six C Plan of Management and find this document incomprehensible as to how it will be policed by an On-Site 24 Hour Manager having regard to the long list of matters to be monitored and controlled. **On the basis of the above and in the interests of local residents, we believe Council should strenuously oppose this development.**

Thank you for reviewing our further submission.

Regards
Denis & Lynne Smith