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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 30/10/2022 7:11:08 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

30/10/2022

MRS Naina Gupta  
3 / 11 Francis ST  
Dee Why NSW 2099  
[REDACTED]

**RE: DA2022/1510 - 9 Francis Street DEE WHY NSW 2099**

I am writing again in regard to the DA2022/1510.

In regard to this development I am against this development.

This is my first property purchase, in a housing market widely acknowledged as being at a point of crisis, with escalating interest rates, inflated prices, and a significant overcrowding of low rise unit blocks along the the northern beaches.

To have this development proceed will have an immediate and lasting negative impact on the value of my home, and the quality of my lifestyles. Should for any reason my circumstances change, I will be unable to recoup any significant reward for the sale of my property for the foreseeable future.

1. My concern is that any extra people being squeezed into boarding premises will impact the serenity of the area in which even now seems to be overflowing with businesses pushing out residents. Following the foot steps of this proposal another block on the same street has asked for a similar proposal of building a boarding house. Having a boarding house in this already over crowded residential street will impact the security of the locality. Most of the building don't have gates and high boundary walls and having unknown come and stay here may increase the risk of theft, trespassing, privacy and also safety of residents on the street at night as already the street is struggling with excessive traffic and noise.

2. They have also indicated that they will be providing short term housing to people with Disability under NDIS but no plan has been outlined about a medical officer/ nurse / carer on site for in case of emergency. Any unfortunate incident will cause a lot of distress to the neighbours.

3. I am strongly against the proposed development. The amount of noise generated by the construction will be detrimental for the residents .We need a quiet environment to live and work in and there is already enough noise as it is from the passing traffic. There is a complete lack of parking for a development of this size. The amount of extra traffic this will be ridiculous. There is constantly traffic backed up as it is on a regular day. The height of this building is also a huge concern.

4. I note that the newer Development Application does reduce the number of boarding rooms, from 71 to 51 rooms, as well as seemingly proposing a greater amount of excavation to reduce height. Such extensive excavation, for two underground car parking areas, as well as for a part basement level, raises more serious and severe concerns as to the disturbance and disruption that such lengthy, deep excavation would entail.

5. There is already a very substantial, very concerning lack of adequate parking in this area. Even with the reduction on the new Development Application, to 51 boarding rooms, the parking is considered to be severely inadequate which will result in multiple cars being parked

on your n the street leaving minimum/ bill car space for the residents with parking permits

6. There is considerable risk to damage to our building, due to the level and depth of excavation being undertaken in the current development proposal, including the risk in that excavation is lower than the level of the lowest slab in this building.

7. The roof top area, as well as other functions, will also create noise and be an unacceptable disruption and risk to our privacy and will decrease my quality of life.

Overall I strongly oppose this development.

Thank you for your Attention

Naina Gupta