
Sent: 11/03/2020 8:00:30 PM
Subject: Online Submission

11/03/2020

MRS Kadie Greally
24 / 2 - 10 Hawkesbury AVE
Dee Why NSW 2099
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RE: DA2020/0090 - 20 Westminster Avenue DEE WHY NSW 2099

We are a young family with a 10 month old baby who live in 24/2-10 Hawkesbury Avenue, directly across the street from the proposed boarding house. We have lived here for 6 years, and this apartment is our asset.

We strongly oppose proposed development. There are significant concerns we have about the impact of the boarding house.

1. The intentions of the boarding house have not been made clear. Who is the boarding house for? It does not appear to be a boarding house for a university or hospital. The sort term lease is for 3 months according to the application, meaning a revolving door of boarders in our neighbourhood. If this was to be a rehabilitation or short term housing for people from jail or drug addiction, this poses an acceptable risk to the young children who live on the ground floor in our building.
2. A primary school is located on the same block. Depending on the boarders, this could endanger young children. Furthermore, the demographics of Dee Why are predominately young families who could now be at a higher risk of crime, noise and violence. We are entitled to our peace and quiet, in the wonderful neighbourhood we have created.
3. An outdoor terrace is open until 10.30pm, which means potential for 46 people to be making noise until this late. Children will be in bed, disturbing their sleep.
4. We disagree with the conclusions of the traffic report. It is easy to prepare a report based on guidelines and proposals, but we live here and experience the traffic, busy intersections and difficulties parking every day. 23 rooms and only 12 parking spaces. There are no spaces for visitors. If there are two boarders per room, there is potentially a further 46 vehicles and only 12 spaces. Parking is already an issue in the area due to apartment density. The roads are narrow along Westminster Avenue and adjacent streets, often congested with the school drop off and pick up. There is insufficient traffic flow to accommodate another dense building with inadequate parking.
5. The height of the proposed boarding house (4 stories) will impact the neighbours, blocking their sunlight and views, and it will devalue the properties in the area which for most people represents their hard work, savings and sole asset.
6. It is incredibly disturbing how quickly this application has proceeded, when the property only sold 29 November. It has taken only 6 weeks (over a holiday period no less) for this proposal and reports to be prepared and lodged. Clearly there has not been sufficient thought and due process given, making us question how corrupt this application is.

We implore you to consider whether you would approve this development if it was next door to your home. We understand a need for these services, but this is simply not a suitable location with specific regard to the primary school and young children who live here.