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Subject: Online Submission

18/01/2021

MRS Lynne Smith
7 / 65 Pacific PDE
DEE WHY NSW 2099
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RE: DA2020/1597 - 67 Pacific Parade DEE WHY NSW 2099

We refer to the above application and Council's letter dated 12 January, 2021 and wish to lodge our objection to the proposed development in the most strongest terms:

As owners of Unit 7, 65 Pacific Parade we have some serious concerns regarding the proposed development:

1. Pacific Parade is one of the busiest streets in Dee Why and the location of the proposed development just short of a set of traffic lights is extremely dangerous. Many cars run the red light off The Crescent as well as pedestrians ignoring the stop sign. This being the case is a recipe for disaster.
2. Off street parking in Pacific Parade as in most streets in Dee Why is impossible to find. This proposal will create an even bigger problem not only for residents who already have parking but for visitors seeking off street parking. For this reason we disagree with the Report of Stanbury Traffic Planning.
3. One of our concerns is the demolishing of the existing property and the excavation work of the site to enable this development to take place. As a result of the use of heavy machinery and core drilling into the rock on the site this will undoubtedly cause cracking, movement and other related damage to "The Pacific" building. For this reason we do not accept the Report of CMW Geosciences as their report is the result of limited discrete investigations which were not conducted on the proposed site.
4. Another concern is the size of the development. We understand the proposal is for a co-living development containing at least 25 micro apartments and one manager's apartment. How is it possible to assess the noise generated by inhabitants coming and going during all hours, especially at night.
5. It is noted that the purpose of the proposed development is for a boarding house . There is reference to a number of demographics that will co-habit the proposed development. Our concerns are how an on-site manager 365 days per annum, twenty four hours per day will monitor and manage noise, impact of traffic flow, parking, safety, security and the constant stream of proposed fly in fly out boarders/occupants. This is referred to in the Report of Co-Living Economic Needs Assessment at Table 4.3 "Proposed Boarding House Supply-Local Supply. In addition we again refer to Table 4.3 and point out that thirteen boarding house applications have already been approved in the Northern Beaches Council area. It might be noted that one at 613-615 Pittwater Road, Dee Why and one at 11 May Road Dee Why have been approved for a total of 80 rooms.
6. We are concerned that amenities such as sunlight and privacy to neighbouring residences may be compromised and may impact quality of living. We do not believe that these amenities

relating to quality of life should be COMPROMISED.

7. It should be noted that No. 65 Pacific Parade, Dee Why comprise nine units only and the total number of bins provided are inadequate. Therefore the proposed development with the proposed 30 units times three collections (red, blue and yellow bins) will cause significant delays to traffic while being collected and obstruction to an already busy thoroughfare.

8. Our concern of short stay boarders may increase the likelihood of anti-social behaviour and the risk to the family environment to properties in the immediate vicinity.

9. There is a park behind the proposed development and this development in a small restricted area will have an environmental impact on the wildlife and fauna which is already in short supply in Dee Why.

We are not against providing accommodation for disadvantaged persons but given all the practical considerations that we have listed above we don't believe that the location of this boarding house is suitable for this locality.

Thank you for considering our objections to the proposed development.

Yours sincerely

Denis & Lynne Smith
Unit 7/65 Pacific Parade, Dee Why