
Sent: 7/03/2024 9:25:44 PM

Subject: Notice of Proposed Development LEC2024/00044633 (MOD2024/0048)

To: Development Assessment Team

Concerning The Notice of Proposed Development LEC2024/00044633 (MOD 2024/0048)
Address: Lot 2 & Lot 8 DP 22384 and Lot A DP 400997 11 May Road and 613 & 615 Pittwater Road DEE WHY

Description: Modification off Development Consent DA2018/1166 granted for Demolition Works and Construction of a Boarding House development.

My name is Lee Hilton.

I reside at Townhouse 10, 605 - 611 Pittwater Road. Dee Why. NSW.2099.

The rear of my residence and garden are adjacent to the subject development.

I object to the modification because:

- 1.It raises the height of the development and so will further reduce the amount of light I receive in my garden, making it almost impossible for me to retain the current plantings.
2. The modification will remove all privacy at the rear of my town house. It will have direct sight into my garden and my bedroom.
- 3.It will block the breeze which comes through to the rear of my garden in the afternoon.
- 4.The modification reduces the amount of foliage and soft landscape proposed in the original development, reducing the number of trees to be planted from 83 to 24.
5. The modification also removes the requirement to place screening plants along several boundaries of the site.
6. I am concerned about land subsidence. Now that the block has been cleared of all the trees, destroying all foliage, the rear retaining wall to my house has been exposed and is no longer supported by the very strong root systems of those trees.
7. Building size and scale has increased from previous plans. The building blocks are taller, wider, bigger than other buildings in the immediate area, dwarfing the town house complex where I live.
8. The development will cause congestion on the narrow section of Pittwater Road which we use to access our complex and makes access for garbage services, delivery trucks and removal vans more problematic than it already is.
9. I do not wish these modified plans to be approved. I accept that Dee Why is an area of high density living but do not consider the modified plans encourage a sense of harmony, community or pride in where we live.

I rely on your thoughtful consideration.

Yours sincerely,

Lee Hilton

