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Sent: 25/02/2025 3:02:12 PM
To: DA Submission Mailbox
Subject: Online Submission

25/02/2025

MR Paul Mackay
10 / 131 Pacific PDE
Dee Why NSW 2099
[REDACTED]

RE: DA2025/0024 - 158 Pacific Parade DEE WHY NSW 2099

Dear Sir/Madam,

I am writing to formally object to Development Application DA2025/0024 for the proposed development at 158 Pacific Parade, Dee Why. This proposal is inconsistent with the character of the area and poses significant negative impacts on the local community. Our concerns are outlined below:

Preservation of Beachside Character: Dee Why is a well-established beachside suburb with a distinct character that should be retained. This area has too few remaining low-density dwellings, and continued approval of unit developments is eroding the identity of the suburb.

Excessive Unit Development: The local area already has an oversupply of unit developments, which has placed undue strain on infrastructure, transport, and traffic management. Approving further developments without a holistic assessment of cumulative impacts will degrade the suburb's livability.

Inappropriate Scale and Density: The proposed development is far too large for the site. The excessive height of the development is also out of character with surrounding buildings.

Visual Impact and Bulk: The sheer size and bulk of the proposed development will create an eyesore, disrupting the coastal aesthetic and negatively impacting the visual amenity of surrounding properties.

Traffic Congestion: Traffic conditions on Pacific Parade and The Strand are already problematic, particularly during peak periods. The presence of the nearby service station further exacerbates congestion, with frequent traffic backups. An additional high-density development will only make these issues worse.

Loss of Residential Amenity: The proposed development will negatively impact surrounding residents by reducing outlook, increasing overshadowing, and contributing to a wind tunnel effect. The overdevelopment of council's beachside precinct diminishes the area's appeal as a key community and tourist destination.

For these reasons, I strongly urge the Council to reject this development application in favour of maintaining the integrity and character of Dee Why's beachside community.

Thank you for considering my concerns. I would appreciate the opportunity to be informed of any further developments regarding this application.