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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

10/03/2024

MR Samuel Taylor
19 / 605 - 611 Pittwater RD
Dee why NSW 2099
[REDACTED]

RE: Mod2024/0048 - 615 Pittwater Road DEE WHY NSW 2099

To whom it may concern,

I am writing to express my strong opposition to the proposed development amendment to the boarding house development at May and Pittwater Rds. The proposed modifications, specifically the increased height and footprint of the various buildings are grossly inappropriate for this location. The design already approved was unfairly impacting the neighbouring properties, removing most if not all of the sunlight from their main yards and resulting in loss of privacy from overlooking. This modification is only amplifying these already significantly concerning impact as they will further diminish sunlight hours for immediate neighbors, negatively impacting their living conditions.

The increased footprint of the building is also inconsistent with the R2 low density zoning of the neighbourhood. It is eliminating planting screening, included to try to mitigate the loss of privacy already expected . Further it impacts the liveability of the development for future inhabitants, significantly reduces the planting density and tree numbers proposed for the site. This is known to reduce the resilience of the development, impacting local biodiversity, increasing urban heat impacts and reducing the permeable area for water infiltration.

Additionally, the anticipated increased traffic and insufficient parking allocations will place undue stress on the immediate streets, disrupting the neighborhood's functionality.

Furthermore, the proposed size and scale of the buildings do not align with the current low-density residential character of the neighbourhood.

Lastly, the anticipated modifications increase the risk of noise pollution, posing a threat to the peace and amenityof the surrounding houses.

These combined issues represent the reasons this modification must be rejected in order to preserve the well-being and integrity of the community.